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GENERAL PLAN



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KERN COUNTY

[2004]

BEFORE THE BOARD OF SUPERVISORS COUNTY OF KERN, STATE OF CALIFORNIA

In the matter of:

Resolution No. 2004-192

Reference No. _____

**GENERAL PLAN AMENDMENT CASE NO. 112,
MAP NO. 500; ADOPTION OF THE KERN COUNTY
REVISED GENERAL PLAN UPDATE;
FINDINGS AND DETERMINATION**

I, **DENISE PENNELL**, Clerk of the Board of Supervisors of the County of Kern, State of

California, do hereby certify that the following resolution, on motion of Supervisor

Patrick,

seconded by Supervisor Maben,

was duly passed and adopted by

said Board of Supervisors at an official meeting hereof this 15th day of June, 2004, by the

following vote, to wit:

AYES: McQuiston, Maben, Patrick, Watson, Parra

NOES: None

ABSENT: None



DENISE PENNELL
Clerk of the Board of Supervisors
County of Kern, State of California

Judy A. Denny
Deputy Clerk

RESOLUTION

Section 1. WHEREAS:

(a) Pursuant to Government Code section 65358, four times annually, this Board considers proposed amendments to the County's General Plans; and

2004-192

(b) The following application was before this Board on June 8, 2004, and continued to today's date:

Proposal C: General Plan Amendment Case No. 112, Map No. 500; Kern County Planning Department; Countywide - Unincorporated area of Kern County outside Metropolitan Bakersfield General Plan area; Adoption of the Kern County Revised General Plan Update. The Revised General Plan Update will combine the Land Use, Open Space, Conservation, Circulation, Noise, Safety, and Energy Elements into one consolidated, comprehensive document. The Recreation Element and Public Facilities and Services Element will be rescinded as part of the Revised General Plan Update. A Military Readiness Element Chapter is being included with full formulation of goals, policies, and implementation to be completed when the Office of Planning and Research completes their guidelines. The Specific Plans 4.1 (Accepted County Plan Areas) area will be readopted. The update also includes new Map Codes 2.10 (Nearby Waste Facilities), 2.11 (Burn Dumps), 3.4.1 (Solid Waste Disposal Facility Buffer), 3.7 (Other Waste Facilities Nonhazardous/Nondisposal), and 3.7.1 (Other Waste Facilities Buffer). Revisions to the Appendix of the General Plan Update include deletion of Appendix H: Hazardous Waste Management Plan, which contained excerpts from the Kern County and Incorporated Cities Hazardous Waste Management Plan now incorporated by reference in General Plan policies. No changes are proposed to existing land use designations, and no increase in development density is proposed. The Kern County and Incorporated Cities Integrated Waste Management Plan Siting Element is required by law to be consistent with the Kern County General Plan. This item was before the Planning Commission on May 27, 2004; and

(c) The Planning Department has reviewed this matter and has prepared a report containing a detailed description and analysis of the proposed revised General Plan Update (a copy of the report is on file with the Clerk of this Board and incorporated herein by this reference as if set forth in full); and

(d) An Environmental Impact Report (EIR) relating to said amendment was prepared by the Planning Department and was found to be complete and adequate in scope and was considered by the Planning Department in its consideration of this matter; and

(e) The Clerk of this Board has caused notice to be duly given of a public hearing in this matter in accordance with law, as evidenced by the affidavit of publication and the affidavit of mailing on file with the Clerk of this Board; and

(f) A copy of the report, recommendations of the Planning Department, and said EIR have been on file in the Office of the Clerk of this Board, available for examination during regular business hours by any interested person, at all times since the date of giving notice in this matter; and

(g) The Director of the Planning Department has furnished to this Board, and this Board has incorporated in the record of this matter, a document setting forth the significant environmental effects identified in said EIR, with proposed findings for consideration by this Board in relation to said significant effects for the purpose of section 21081 of the Public Resources Code and section 15091 of the State CEQA Guidelines, and setting forth evidence in support of the proposed findings; and a member of the Planning Department appeared before the Board and gave additional testimony in support of the proposed findings and no Mitigation Measures Monitoring Program has been proposed because all mitigations were incorporated into the Plan text; and

(h) During said hearing, this Board duly considered the adequacy and scope of said EIR and thereafter reviewed and considered the information therein contained with respect to the merits of Proposal C under consideration; and

(i) Said public hearing has been duly and timely conducted and before making any findings on said EIR or any considerations of the proposal on its merits, this Board called for any objections or comments on said EIR and all persons desiring to be heard in said matters having been duly heard, and this Board having considered all of the testimony presented during said public hearing and the recommendations aforementioned, and said public hearing having been concluded;

Section 2. NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Kern, State of California, as follows:

1. This Board finds the facts recited herein are true, and this Board has jurisdiction to consider, approve, and adopt the subject of this Resolution.

2. The applicable provisions of the California Environmental Quality Act, the State CEQA Guidelines, and the Kern County Guidelines have been duly observed in conjunction with said hearing in the consideration of this matter and all of the previous proceedings relating thereto, and the CEQA process followed in this matter complies with the recently adopted Kern County CEQA Implementation Document.

3. This project is recommended for approval despite the existence of certain significant environmental effects identified in said Program Environmental Impact Report, and the Board of Supervisors makes and adopts the findings with respect to each thereof set forth in Exhibit "A," appended hereto and made a part hereof by this reference, pursuant to Section 15091 of the State CEQA Guidelines (Title 14, Administrative Code) and Section 21081 of the Public Resources Code and declares that it considered the evidence described in connection with each such finding in Exhibit "A" and that such evidence is substantial and supports such finding.

4. The Plan is hereby approved as recommended by Staff and including modifications by this Board made during today's hearing.

5. This Board acknowledges that approval of this project will produce certain environmental impacts which cannot be mitigated and, in accordance with Section 15093 of the State CEQA Guidelines (Title 14, Administrative Code) the Board of Supervisors adopts a Statement of Overriding Considerations (attached hereto as Exhibit "B") which summarizes the reasons why this project, despite certain environmental impacts, has been approved.

6. Said Program Environmental Impact Report is complete and adequate in scope and has been completed in compliance with the California Environmental Quality Act and with the State CEQA Guidelines.

7. Approval of this project shall not be considered operative, vested, or final until such time as the required verification from the Office of the County Clerk is submitted, attesting that payment of fees for the filing of a "Notice of Determination" for the benefit of the California Department of Fish and Game, as required by AB 3158 (Section 10005 Public Resources Code) have been paid.

8. The Kern County General Plan contains integrated, internally consistent and compatible statements of policies, pursuant to Section 65300.5 of the California Government Code.

9. The Kern County General Plan consists of six mandated elements and one optional element setting forth objectives, goals, policies, and implementation measures, pursuant to Section 65302 of the California Government Code.

10. The Kern County General Plan is internally consistent and compatible with the policy statements of the Kern County Housing Element.

11. Adoption of the Kern County General Plan promotes the protection of its residents through the use of physical constraint map code overlays, policies, and implementation measures recognizing the need for careful siting of residents and other facilities used by the public.

12. The new map code designation of 3.7 (Other Waste Facilities - Nonhazardous/Nondisposal) is consistent with the Kern County and Incorporated Cities Siting Element and permitting criteria established by Division 2, Title 27 of the California Code of Regulations.

13. Adoption of the General Plan will protect waste facilities from urban land use encroachment and the health and safety of Kern County residents by requiring the new map code designations of 3.4.1 (Solid Waste Disposal Facility Buffer) and 3.7.1 (Other Waste Facility Buffer) as buffer area around the waste facility.

14. The addition of the map code designations of 2.10 (Nearby Waste Facilities) and 2.11 (Burn Dumps), along with the policies and implementation measures of the Kern County General Plan, will help protect the health and safety of County residents through the identification of solid waste disposal facilities and former burn dumps.

15. Pursuant to Section 65302 of the California Government Code, the Safety Element of the Kern County The General Plan was reviewed by the Department of Conservation California Geological Survey on April 29, 2003, and was found to be adequate and complete in addressing known seismic and other geologic hazard information.

16. During the preparation of the Kern County General Plan, as described in the staff report, there were various opportunities for the involvement by residents, public agencies, public utility companies, and civic, education, and other community groups, pursuant to Section 65351 of the California Government Code.

17. The Kern County General Plan is consistent and compatible with the adopted Airport Land Use Compatibility Plan, pursuant to Section 65302.3 of the California Government Code.

18. The Kern County General Plan will ensure that airport operations and all surrounding development within airport influence areas will be in accordance with the Airport Land Use Compatibility Plan.

19. The Kern County General Plan will ensure that adequate police and fire protection and facilities will be provided as urban development occurs.

20. The Kern County General Plan will ensure the conservation of oak woodlands in the unincorporated areas of the County outside of the Metropolitan Bakersfield plan area.

21. The Kern County General Plan will ensure adequate infrastructure and public services is provided for as urban development occurs.

22. Adoption of the Kern County General Plan will promote the use of sewer facilities in the unincorporated areas to promote the protection of groundwater.

23. During the review of the Kern County General Plan, consultation occurred with the local Regional Transportation Planning Agency (Kern Council of Governments) and was found to be adequate and complete in addressing the Circulation and the Regional Transportation Plan.

24. Adoption of the Kern County General Plan will help to minimize impacts to fish, wildlife, and botanical resources and work with the California Department of Fish and Game and the U.S. Department of Fish and Wildlife Service towards the conservation of these resources.

25. Adoption of the Kern County General Plan will ensure that the County will work towards air quality attainment for the San Joaquin Valley Air Basin and the Mojave Air Basin.

26. Adoption of the Kern County General Plan will ensure conservation and protection of water resources.

27. The Kern County General Plan contains policies which recognize Statewide and regional minerals of significance and conservation thereof, and thereby is consistent and compatible with the Surface Mining and Reclamation Act, pursuant to Section 2762 of the Public Resources Code.

28. The Kern County and Incorporated Cities Hazardous Waste Management Plan has been incorporated by reference into the Kern County General Plan, pursuant to Section 21135.7(b) of the Health and Safety Code.

29. The Safety Element of the Kern County General Plan accounts for the seismic hazard maps in accordance with the Alquist-Priolo Earthquake Fault Zoning Act, pursuant to Section 2699 of the Public Resources Code.

30. The Clerk of this Board shall cause a Notice of Determination, prepared by County Counsel, to be filed with the County Clerk.

31. The Clerk of this Board shall transmit copies of this Resolution to the following:

- (a) Director Planning Department
- (b) Dir. Engineering & Survey Services
- (c) Dir. Dept. of Transportation Management
- (d) Fire Chief
- (e) Environmental Health Services

COPIES FURNISHED:
<i>See Above</i>
<i>Co. Counsel</i>
<i>6-18-04 Jd</i>

EXHIBIT A
FINDINGS AND FACTS IN SUPPORT OF FINDINGS RELATING TO
SIGNIFICANT ENVIRONMENTAL IMPACTS OF THE
THE KERN COUNTY GENERAL PLAN
STATE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES
SECTION 15091

Section I. Introduction

The following findings of fact are based in part on the information contained in the Final Program Environmental Impact Report (EIR) for the Kern County General Plan project (SCH# 2002071027) as well as additional facts found in the complete record of proceedings. The Final EIR is hereby incorporated by reference and is available for review at the Kern County Planning Department, 2700 "M" Street Bakersfield, California 93301.

Section II. Findings Regarding the Potential Significant Environmental Effects

A. Findings Regarding Environmental Effects Determined to have no Impact

An Initial Study was completed at the beginning of the environmental review process for the Project in order to identify those impacts that could be potentially significant and required further study in an EIR. The Initial Study also provided analysis on the environmental effects of the Project that were determined to be less than significant due to the identification and incorporation of mitigation early in the process or based on compliance with existing regulations. The Initial Study determined, based on substantial evidence in the record, that all impacts were potentially significant and would be discussed in the Final Program EIR.

B. Findings Regarding Environmental Effects Determined to be Less than Significant

An Initial Study was completed at the beginning of the environmental review process for the Project in order to identify those impacts that could be potentially significant and required further study in an EIR. The Initial Study also provided analysis on the environmental effects of the Project that were determined to be less than significant due to the identification and incorporation of mitigation early in the process or based on compliance with existing regulations. The Initial Study determined, based on substantial evidence in the record, that all impacts were potentially significant and would be discussed in the Final Program EIR.

C. Findings with Respect to Significant Effects

The Kern County Board of Supervisors have reviewed and considered the information prepared in both the Draft and Final Program Environmental Impact Report prepared for the Kern County General Plan and the public record and makes the following finding pursuant to CEQA and the CEQA Guidelines:

1. The Kern County Board of Supervisors, as Lead Agency and decision-makers, having reviewed and considered the information contained in the Draft and Final Program Environmental Impact Report prepared for the Kern County General Plan and the public records, find that changes or alterations to the project will avoid or substantially lessen potentially significant environmental

impacts. These changes or alterations are incorporated in to the recommended goals, policies and implementation measures detailed in this document and the Kern County General Plan.

2. The Kern County Board of Supervisors, as Lead Agency and decision-makers, having reviewed and considered the information contained in the Draft and Final Program Environmental Impact Report prepared for the Kern County General Plan and the public record, find that there are specific economic, social or other considerations which made additional mitigation measures for Air Quality, Biological Resources, Noise, Land Use/Agricultural Resources, and Traffic in the Draft and Final Program EIR infeasible.
3. The Kern County Board of Supervisors, as Lead Agency and decision-makers, find that significant and unmitigable impacts on Air Quality, Biological Resources, Noise, Land Use/Agricultural Resources, and Traffic may occur with future development in conjunction with implementation of the Kern County General Plan. This finding requires that the Kern County Board of Supervisors adopt a "Statement of Overriding Considerations" under Section 15093 and 15126(b) of the State CEQA Guidelines to proceed with approval of the project.

D. Findings Regarding Environmental Effects Determined to be Less than Significant with Mitigation

The Kern County Board of Supervisors finds that based on substantial evidence in the record of the Final Program EIR and in the administrative Record, that the proposed project would have insignificant or less than significant impacts in the following areas:

EARTH RESOURCES

Significant Effect: Fault Rupture : Buildout in accordance with the General Plan may increase the number of people/structures exposed to adverse effects associated with rupture of a known earthquake fault.

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and

- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

In compliance with the Alquist-Priolo Earthquake Fault Zoning Act and in order to reduce the level of significance of this potential impact, any development proposals within Earthquake Fault Zones would be subject to special geologic investigation requirements. More specifically, these developments would be required to comply with the following minimum specific criteria:

- No structure for human occupancy, public or private, shall be permitted to be placed across the trace of an active fault. Furthermore, the area within fifty (50) feet of an active fault shall be assumed to be underlain by active branches of that fault unless and until proven otherwise by an appropriate geologic investigation and submission of a report by a geologist registered in the State of California. This 50-foot standard is intended to represent minimum criteria only for all structures.
- Application for a development permit (as defined in Division 2, Chapter 7.5, section 2621.6(a) of the Alquist-Priolo Earthquake Fault Zones Act) within a special studies zone shall be accompanied by a geologic report prepared by a geologist registered in the State of California, and directed to the problem of potential surface fault displacement through the Plan site, unless such report is waived pursuant to Section 2623.

It should be noted that active faults may potentially exist outside of the Special Studies Zones. As a result, development of critical and important facilities proposed outside of these zones may require additional fault investigation.

Numerous controls would be imposed on development proposals through the permitting process. In general, the development would be regulated (and potential geologic impacts reduced) under the requirements of the California Building Code, the Alquist-Priolo Earthquake Fault Zone Act, County land use policies and the General Plan Safety Element, and measures provided in the zoning ordinance. The General Plan contains specific policies, as noted above, that require consideration of seismic and other hazards in the design and location of structures in Kern County.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:
Chapter 1 –Land Use/Conservation/Open Space Element 1.3 –Physical and Environmental Constraints : P 1 through 13, IM A through N, *Chapter 4 - Safety Element:* G 1 through 9, P 1 through 4, IM 1 through 5; *4.3 – Seismic:* P 1, IM 1 through 12 *4.4 – Dam Failure :* P 1 through 4, IM 1 and 2 *4.5- Landslide, Subsidence, Seiche and Liquefaction:* P 1 through 3, IM 1 through 4 *4.7 – Kern County Emergency Plan :* P 1 and 2, IM 1 through 4, *4.8 – Critical Facilities and Hazardous Buildings:* P 1 through 8, IM 1 through 14, *4.9 – Hazardous Materials :* P 1 and 3, IM 1 and 2.

Significant Effect: Strong Seismic Ground Shaking : Buildout in accordance with the General Plan may expose a greater number of people or structures to strong seismic ground shaking during a seismic event.

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

Specific goals, policies, and implementation measures have been included in the Safety Element to minimize potential seismic hazards in the County, requiring consideration of such hazards in the approval and permitting process.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:
Chapter 1 –Land Use/Conservation/Open Space Element 1.3 –Physical and Environmental Constraints : P 1 through 13, IM A through N, *Chapter 4 - Safety Element:* G 1 though 9, P 1 though 4, IM 1 through 5; *4.3 – Seismic:* P 1, IM 1 through 12 *4.4 – Dam Failure :* P 1 through 4, IM 1 and 2 *4.5- Landslide, Subsidence, Seiche and Liquefaction:* P 1 through 3, IM 1 through 4 *4.7 – Kern County Emergency Plan :* P 1 and 2, IM 1 through 4, *4.8 – Critical Facilities and Hazardous Buildings:* P 1 through 8, IM 1 through 14, *4.9 – Hazardous Materials :* P 1 and 3, IM 1 and 2.

Significant Effect: Liquefaction: Buildout in accordance with the General Plan may expose people or structures to potential substantial adverse effects associated with liquefaction.

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

Areas of high groundwater are rare in the General Plan area and not all soil types are susceptible to liquefaction. The Land Use and Safety Elements have identified various implementation programs to be carried out by the County and project applicants with respect to identifying the potential for liquefaction on specific sites. These programs specify various requirements including detailed site studies that are to be conducted for liquefaction potential for discretionary approval. Liquefaction investigations also are to be conducted in all areas of high groundwater potential. Appropriate foundation designs are to be identified to mitigate potential damage to buildings on sites with liquefaction potential.

Specific goals, policies, and implementation programs have been included in the General Plan to minimize potential liquefaction hazards in the County and requiring consideration of such hazards in the approval and permitting process.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:
Chapter 1 –Land Use/Conservation/Open Space Element 1.3 –Physical and Environmental Constraints : P 1 through 13, IM A through N, *Chapter 4 - Safety Element:* G 1 though 9, P 1 though 4, IM 1 through 5; *4.3 – Seismic:* P 1, IM 1 through 12 *4.4 – Dam Failure :* P 1 through 4, IM 1 and 2 *4.5- Landslide, Subsidence, Seiche and Liquefaction:* P 1 through 3, IM 1 through 4 *4.7 – Kern County Emergency Plan :* P 1 and 2, IM 1 through 4, *4.8 – Critical Facilities and Hazardous Buildings:* P 1 through 8, IM 1 through 14, *4.9 – Hazardous Materials :* P 1 and 3, IM 1 and 2.

Significant Effect: Landslides (Seismically-Induced): Buildout in accordance with the General Plan may expose people or structures to potential substantial adverse effects associates with seismically induced landslides.

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

A strong earthquake could trigger landslides or slope failures on steeper slopes in the foothills and along the mountain areas. As illustrated on the General Plan Land Use Map, these areas are

designated primarily for agriculture and resource use. Therefore, it is not anticipated that significant development would occur in these areas as a result of General Plan implementation and people or structures would not be significantly exposed to substantial adverse effects involving seismically-induced landslides. Provisions of the Land Use and Safety Elements have identified implementation-programs with respect to seismically induced landslides. Implementation programs require that maps be compiled showing the location of all geologic hazards, including earthquake-induced landslides.

Specific goals, policies, and implementation programs have been included in the General Plan to minimize potential hazards in the County and requiring consideration of such hazards in the approval and permitting process.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:
Chapter 1 –Land Use/Conservation/Open Space Element 1.3 –Physical and Environmental Constraints : P 1 through 13, IM A through N, *Chapter 4 - Safety Element:* G 1 though 9, P 1 though 4, IM 1 through 5; *4.3 – Seismic:* P 1, IM 1 through 12 *4.4 – Dam Failure :* P 1 through 4, IM 1 and 2 *4.5- Landslide, Subsidence, Seiche and Liquefaction:* P 1 through 3, IM 1 through 4 *4.7 – Kern County Emergency Plan :* P 1 and 2, IM 1 through 4, *4.8 – Critical Facilities and Hazardous Buildings:* P 1 through 8, IM 1 through 14, *4.9 – Hazardous Materials :* P 1 and 3, IM 1 and 2.

Significant Effect: Landslides (Regular): Buildout in accordance with the General Plan may expose people or structures to potential substantial adverse effects associates with landslides.

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

Slopes subject to failure within the General Plan area are predominantly found in the foothills and mountain areas. Theses areas have been identified on the General Plan Map and can be found on the Seismic Hazard Atlas Map from the State of California and the Alquist-Priolo Maps. During discretionary review of projects, the County will identify potential areas of landslides and require analysis of the impact

and mitigation. It is not anticipated that these areas would be developed with urban uses because most are designated as "Resource" on the land use maps. Therefore, implementation of the General Plan would not significantly expose people or structures to substantial adverse effects involving landslides. This impact would be further reduced after compliance with the goals, policies and implementation of the General Plan.

Provisions of the Land Use and Safety Elements have identified implementation-programs with respect to seismically induced landslides. Implementation programs require that maps be compiled showing the location of all geologic hazards, including earthquake-induced landslides.

Specific goals, policies, and implementation programs have been included in the General Plan to minimize potential hazards in the County and requiring consideration of such hazards in the approval and permitting process.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:
Chapter 1 –Land Use/Conservation/Open Space Element 1.3 –Physical and Environmental Constraints : P 1 through 13, IM A through N, *Chapter 4 - Safety Element:* G 1 through 9, P 1 through 4, IM 1 through 5; *4.3 – Seismic:* P 1, IM 1 through 12 *4.4 – Dam Failure :* P 1 through 4, IM 1 and 2 *4.5- Landslide, Subsidence, Seiche and Liquefaction:* P 1 through 3, IM 1 through 4 *4.7 – Kern County Emergency Plan :* P 1 and 2, IM 1 through 4, *4.8 – Critical Facilities and Hazardous Buildings:* P 1 through 8, IM 1 through 14, *4.9 – Hazardous Materials :* P 1 and 3, IM 1 and 2.

Significant Effect: Dam Inundation: Buildout in accordance with the General Plan may expose people or structures to a significant risk resulting from a seismically-induced failure of Isabella Dam and other dams.

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

A break in Isabella Dam caused by an earthquake would result in flooding 60 square miles of the Metropolitan Bakersfield area. According to the Land Use Map, a growth in population and additional development resulting from General Plan implementation would occur throughout this area. Therefore, an increased number of people and structures would be exposed to this potential risk. This would in turn

require the evacuation of a substantial portion of the General Plan area. If communications are intact, the City of Bakersfield and County may have from two to six hours to complete the evacuation.

Failure of the Brite Valley dam in the Tehachapi Mountains would cause water to flow down stream along state Highway 202 and flow into Cumming Valley. People and structures could be affected by the breach.

The Haiwee Dam, though located in Inyo County, could impact Kern County if a breach in the dam caused flooding. Flooding would spread south into the China Lake dry lake bed within the areas of the China Lake Naval Weapons Center. Residents and structures should not be affected by this event.

The Safety Element has identified policies including a response plan for dam failure as well as the maintenance of disaster response plans, development of discretionary approval procedures for critical facilities, and the review of zoning designations, street widths, and circulation patterns for compatibility with evacuation plans. These policies and review procedures, in conjunction with the policies and implementation in the General Plan are necessary to mitigate the impacts from dam inundation hazards to a level of less than significant.

Specific goals, policies, and implementation programs have been included in the General Plan to minimize potential hazards in the County and requiring consideration of such hazards in the approval and permitting process.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:
Chapter 1 –Land Use/Conservation/Open Space Element Chapter 1.3 –Physical and Environmental Constraints : P 1 through 13, IM A through N, Chapter 4 - Safety Element: G 1 through 9, P 1 through 4, IM 1 through 5; 4.3 – Seismic: P 1, IM 1 through 12 4.4 – Dam Failure : P 1 through 4, IM 1 and 2 4.5- Landslide, Subsidence, Seiche and Liquefaction: P 1 through 3, IM 1 through 4 4.7 – Kern County Emergency Plan : P 1 and 2, IM 1 through 4, 4.8 – Critical Facilities and Hazardous Buildings: P 1 through 8, IM 1 through 14, 4.9 – Hazardous Materials : P 1 and 3, IM 1 and 2.

Significant Effect: Subsidence: Portions of the plan area are located on geologic units that are considered unstable and could potentially result in subsidence.

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and

- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

Gradual subsidence of up to four feet in certain areas has been identified in portions of the Central Valley and portions of eastern Kern County. These areas are primarily designated on the General Plan map for natural resource uses. Therefore, it is not anticipated that significant development would occur in these areas as a result of General Plan implementation and people and structures would not be significantly exposed to substantial adverse effects involving subsidence. Nonetheless, although subsidence is not a significant hazard, damage to wells, foundations and underground utilities could occur. This potential impact would be considered less than significant with the site-specific studies conducted as apart of the discretionary review process. Data regarding the characteristics of the specific site proposed for development would document the presence or absence of the potential hazard and identify and implement the necessary mitigation.

Specific goals, policies, and implementation programs have been included in the General Plan to minimize potential hazards in the County and requiring consideration of such hazards in the approval and permitting process.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:
Chapter 1 –Land Use/Conservation/Open Space Element 1.3 –Physical and Environmental Constraints : P 1 through 13, IM A through N, *Chapter 4 - Safety Element:* G 1 though 9, P 1 though 4, IM 1 through 5; *4.3 – Seismic:* P 1, IM 1 through 12 *4.4 – Dam Failure :* P 1 through 4, IM 1 and 2 *4.5- Landslide, Subsidence, Seiche and Liquefaction:* P 1 through 3, IM 1 through 4 *4.7 – Kern County Emergency Plan :* P 1 and 2, IM 1 through 4, *4.8 – Critical Facilities and Hazardous Buildings:* P 1 through 8, IM 1 through 14, *4.9 – Hazardous Materials :* P 1 and 3, IM 1 and 2.

WATER RESOURCES

Significant Effect: Degradation of Water Quality: Urban development permitted by the General Plan could result in continued degradation of water quality and public water supplies

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

The Upper Poso and the Cuyama watersheds are rated 5 by the EPA and the Tulare-Buena Vista watershed is rated 6 by the EPA, indicating the existing quality of the watersheds is degraded to some extent in certain circumstances due to naturally occurring conditions. Continued urban development in these areas could result in additional degradation unless adequate conditions have been applied to avoid adverse effects. The degree of water quality impacts from discharges associated with the forecasted growth is related to the intensity and location of the discharge source (i.e future development) and to the volume, quality and uses of the receiving waters. Storm water runoff, erosion, agricultural drainage and confined animal operations, salinity, and mineral exploration and extraction are all issues that potentially impact water quality in the watershed.

General Plan Policy 40 specifically requires analysis of watershed impacts and mitigation for pollutants as well as alterations of flow patterns. Policies encouraging groundwater management plans and cooperation among users, districts and other stakeholders will include water quality issues as linked to quality water supplies.

General Plan Policy 9 deals directly with the action required with regard to consideration of preserving resource lands and the related watersheds during the development review process. When projects are considered that would convert land to urban uses, the Policy requires that the County consider the following:

9. When evaluating General Plan Amendment proposals to change Map Code 8.1 (Intensive Agriculture) designation to accommodate residential, commercial or industrial development, the County shall consider the following factors:
 - a. Approval of the proposal will not unreasonably interfere with agricultural operations on surrounding lands;
 - b. Necessary public services (fire, sheriff, etc.) and infrastructure are available to adequately serve the project;
 - c. There is a demonstrated need for the proposal project location based upon population projections, market studies and other indicators;
 - d. The requested change in land use designation is accompanied by a zone change and other implementing land use applications for a specific development proposal.
 - e. The site is contiguous to properties that are developed or characterized by non-agricultural land uses.
 - f. Past agricultural use of the site has led to soil infertility or other soil conditions which render the property unsuitable for long-term agricultural use.
 - g. Approval of the proposed project outweighs the need to retain the land for long-term agricultural use.

- h. Where adjacent or within proximity (one-half mile) to existing urban areas, the County shall discourage agricultural conversion that is discontinuous with urban development.

Review of these factors during the development review process will ensure that the County evaluates the effect of the project not only with regard to immediate urban services, but also the impact on neighboring lands, and future growth and development. The Kern County Revised General Plan includes policies that encourage the preservation of watersheds, especially in primary floodways, as open space/passive recreation areas throughout the County. Designated flood channels and water courses, such as creeks, gullies, and riverbeds, will be preserved as resource management areas or, in the case of urban areas, as linear parks whenever practical.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:
Chapter 1 –Land Use/Conservation/Open Space Element: 1.10 General Provisions: G -1, P 29 through 42, IM S through Y, 1.3 Physical and Environmental Constraints P 1 through 11, 1.9- Resource, P 10 through 12, 20.

Significant Effect: Groundwater Pumping: The continued practice of pumping the groundwater to offset shortfalls in surface water could degrade or deplete groundwater resources within the Tulare Lake and South Lahontan Hydrologic Region.

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

In the short term residents of Kern County relying on the Delta for a portion of their supplies face uncertain water supply reliability due to the unpredictable outcome of actions being taken to protect aquatic species and water quality in Northern California. At the same time, California's water supply infrastructure is severely limited in its capacity to transfer marketed water through the Delta due to those same operating constraints. Until solutions to complex Delta problems are identified and put in place, and demand management and supply augmentation options are implemented,

Kern County residents may experience more frequent and severe water supply shortages. Limitation of surface water deliveries would exacerbate ground water overdraft in the Tulare Lake and South Lahontan regions because ground water is used to replace much of the shortfall in surface water supplies.

The California Department of Water Resources California's Groundwater Bulletin 118 – Update 2003) notes that the Tulare Lake and South Lahontan Hydrologic Regions meet more than 40 percent of their local demand from groundwater. It defines a critical condition of overdraft as "a groundwater basin in which continuation of present practices would probably result in significant adverse overdraft-related environmental, social or economic impacts. "

The Kern County portion of Tulare Lake supplements the groundwater with entitlements from the Kern River, managed by the City of Bakersfield, and surface water from the State Water Project. Although water banking, conservation and use of reclaimed water will serve to ensure supplies for the current urban populations in the incorporated cities and unincorporated communities, expanded development could result in lack of adequate water supplies by 2025-2030. The Kern County portion of South Lahontan in eastern Kern County has no river entitlement to supplement supplies. Only State Water Project water is available from the Antelope Valley Eastern Kern Water agency (AVEK). Conservation, use of reclaimed water and potential water banking and water transfers, are planned to ensure future water availability.

The large agriculture industry in Kern County requires several different water sources to satisfy its demand. Agriculture will always be in competition for water with the urban sector of Kern County. As more water from the State Water Project and the Central Valley Project is delivered to urban cities, the more farmers will need to rely on groundwater supplies to compensate for that water deficit.

The Kern County General Plan would continue to direct urban development within the County to the urbanized and incorporated areas of the County. Development within the unincorporated portions of the County would continue to focus on low-density residential development, clustered commercial and industrial development, agriculture, mineral resource extraction and open space. Continuation of these general development patterns will minimize the need for additional groundwater and surface water supplies in the unincorporated area.

The Kern County General Plan includes policies that encourage the responsible use of groundwater within the unincorporated portions of Kern County. The General Plan addresses water resources with a separate set of policies, indicating the priority given to such resources in the long-range planning process. Policy 1 includes a specific review and appropriate studies for new development that would be sited on land that has various physical and environmental constraints. Development would not be permitted unless appropriate studies establish that such development will not result in unmitigated significant impacts. These physical and environmentally constrained areas include shallow groundwater. General Plan Policy 41 requires additional review of new high consumptive waste uses, such as lakes and golf courses for adequate additional water supplies in addition to groundwater. General Plan Policy 42 specifically reaffirms the Kern County Development Standards that prohibit tank-truck hauling domestic water for land development or lots within new land developments. The practice of hauling water for a residential subdivision provides no certainty of a sustainable future water supply for the buyer of the home as it is not a recognized water right under California Law and could become prohibitively expensive as water allocations are shifted and basins are adjudicated.

Policy 9 addresses those cases in which the proposed development would convert lands designated for agricultural uses to non-agricultural use. Some such proposals may be able to demonstrate that the use of water in the proposed development would be less than the existing uses. The Policy identifies specific factors that are to be considered at the time of project review.

Development of non-urbanized sites with urban uses may have adverse impacts in terms of drainage and effect on recreational uses. Policy 20 ensures that evaluations are made of these potential impacts and mitigated.

While the General Plan would continue existing policies that encourage urban development within urbanized areas, the General Plan would retain the urban designations that exist in the current General Plan. During the General Plan planning period, it is anticipated that additional urban development would occur within the unincorporated portion of the County. This would have an impact on groundwater and surface water supplies, depending on the location of the specific development project.

Implementation of the requirements of California Water Code Section 10910 (SB 610 2001) and SB 221 (2001)) for discretionary projects, subject to CEQA will require that water availability will be addressed. The General Plan Implementation Measure W requires the water availability assessment for all General Plan Amendments subject to CEQA.

Other policies encourage the preparation of Urban Water Management Plans and Groundwater Management Plans by water districts. These planning documents will implement long-term strategies for ensuring an adequate water supply. Development that implements the General Plan will result in increased demand for pumping of groundwater which in combination with shortfalls in surface water could degrade or deplete groundwater resources within the Tulare Lake and South Lahontan Hydrologic Region. This is a potentially significant cumulative impact. A critical condition of overdraft is defined in the State of California Department of Water Resources publication *California Groundwater Bulletin 118 (2003)* as "a groundwater basin in which continuation of present practices would probably result in significant adverse overdraft-related environmental, social or economic impacts. " In the context of this evaluation, practices are considered the goals, policies and implementation of the general plan and related planning ordinances; zoning, land division and development standards. The General Plan contains provisions that will encourage cooperative efforts in the County to plan for long-term water management and implement measures to prevent significant adverse over-draft related impacts. The parties required for effective long-range planning include federal and state agencies and officials, local water agencies, agricultural and residential water users and suppliers, environmental advocates, and citizens general interested in water issues.

The General Plan provisions establish three basic strategies for water planning:

- (1) Proposals for new development would be required to demonstrate an assured supply of water to serve the development. State law requires large projects to demonstrate such supplies; the General Plan would apply a similar requirement to all development.
- (2) The General Plan would establish provisions that would encourage retention of productive agricultural uses, and discourage premature, unsupported conversion to urban uses. This is consistent with the County-wide approach to direct new development to established urban areas and growth areas with full public infrastructure
- (3) Improved groundwater management would be encouraged. This effort includes two specific areas of activity: (a) groundwater monitoring, measurement and ongoing evaluation of use, quality and quantity issues; and (b) management efforts that include communication and cooperation, and may involve establishment of formal boards or commissions that have responsibility for overseeing such efforts.

CEQA documentation will be required to determine the impact and mitigation measures for groundwater supplies on a project-by-project basis. The implementation of the General Plan would constitute a change in current practice and would result in the mitigation of significant over-draft related environmental impacts.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:
Chapter 1 –Land Use/Conservation/Open Space Element: 1.10 General Provisions: G -1, P 29 through 42, IM S through Y, 1.3 Physical and Environmental Constraints P 1 through 11, 1.9- Resource, P 10 through 12, 20.

BIOLOGICAL RESOURCES

Significant Effect: Rare or Endangered Species: Potential to substantially affect a rare or endangered species of animal or plant or the habitat of the species, or interfere substantially with the movement of any resident or migratory fish or wildlife species.

Facts in Support of Finding:

The General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

The Kern County General Plan directs growth and development to incorporated cities and urbanized areas, thus reducing interference with habitat movement of fish and wildlife species. Through the implementation of the Kern County General Plan the County would work closely with State and Federal agencies to assure that all discretionary projects avoid or minimize direct impacts to fish, wildlife, and botanical resources wherever practical. In addition, the proposed Update provides that rivers and streams are important biological resources. Therefore, areas along rivers and streams will be conserved to enhance the drainage, flood control, recreational and other beneficial uses while acknowledging existing land use patterns.

When considering discretionary development proposals, Kern County staff will consult available biological resource data covering the area, and identify the potential impacts and necessary mitigation measures for identified biological resources, as required by the California Environmental Quality Act. General Plan policies direct the protection of large oak trees and oak woodlands and discourages development in flood areas and on steep slopes. General Plan policies support the development of conservation plans and other methods promoting management and conservation of habitat lands.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:
Chapter 1 –Land Use/Conservation/Open Space Element 1.3 –Physical and Environmental Constraints :
G -1, P 1, 6, 8, 11 , IM D E F and I , 1.9 Resources: G – 1,3 and 6 P -20, IM E 1.10-General Provisions G -1, P 23 through 28 and 61 through 62. IM P through R, KK through NN.

Significant Effect: Habitat: Potential to substantially diminish habitat for fish, wildlife, or plants.

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

The Kern County General Plan is consistent with adopted habitat conservation plans. Kern County is a stakeholder agency in other large scale proposed regional plans (Valley Floor Habitat Conservation Plan and West Mojave Habitat Conservation Plan) that, if adopted, will address the remaining areas of the county that have important habitat for wildlife and plants. These multi-species plans work with the many recovery plans and recovery efforts on-going with the USFW, CDFG public land managers (military, BLM, Forest Service, State Department of Parks and Recreation) and private conservation groups to ensure that habitat will be conserved and in some cases enhanced for the protected species. Therefore, the General Plan will adequately mitigate any potential impact that would have the potential to substantially diminish habitat for fish, wildlife, or plants to a less than significant level.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:
Chapter 1 –Land Use/Conservation/Open Space Element 1.3 –Physical and Environmental Constraints :
G -1, P 1, 6, 8, 11 , IM D E F and I , 1.9 Resources: G – 1,3 and 6 P -20, IM E 1.10-General Provisions G -1, P 23 through 28 and 61 through 62. IM P through R, KK through NN.

NOISE

Significant Effect: Public Use Airports and Military Aviation Noise: The noise generated by Public Use Airports and Military Aviation on sensitive land uses could increase.

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

Controlling airport noise is difficult. Adjusting arrival and departure times, flight patterns, and the time of day the high noise levels occur can decrease noise levels to a more tolerable level. Any increase in the County's airport/aircraft operations would be required to comply with all State and Federal regulations along with the provisions set forth in the Kern County Airport Land Use Compatibility Plan. The Kern County Airport Land Use Compatibility Plan provides for the orderly growth of each public use airport over a 20-year span and minimizes land use conflicts over height and noise with the surrounding area. Major airports within the County have established master plans that will guide future development and operations at these airport sites. State and Federal regulations along with provisions set forth in the Kern County Airport Land Use Compatibility Plan and Kern County General Plan will reduce any airport related noise impacts

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:
Chapter 3 –Noise Element G 1 and 2, P 1 through 8, IM 1 through 10.

Significant Effect: Urban Noise: Development Impacts Within Potential Growth Areas.
Construction of private and public projects would generate noise from construction equipment, saws, hammering, and other tools that may affect surrounding parcels. Large-scale development, such as commercial centers or subdivisions, could generate additional noise from the use of heavy construction equipment

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

Post-construction noise would be generated in the following ways:

- **Fire Stations.** Localized, loud, short-term noise will occur sporadically when emergency vehicles exit the station. There will be intermittent noise from outdoor speakers or bells.
- **Police.** No noise of a long-term nature will be generated.
- **Parks.** Noise will occur during daylight hours from outdoor activities, such as soccer, baseball, or similar sports. Noise will be generated by vehicles entering and exiting the park site and by children on playground equipment. Some park sites may occasionally be used for outdoor carnivals.
- **Water Wells.** Noise will occur from motors and pumps, especially from diesel-powered engines. Many cities within the County have established limits for noise from wells.
- **Schools.** Noise will occur from children, yard whistles, cars, buses, delivery vehicles, bells, outdoor speakers, and after-school events. High schools typically have outdoor stadiums for football and track and field sports. Noise from evening events can be disruptive to surrounding neighborhoods.
- **Commercial and Industrial Sites.** Noise will result from loading and unloading areas, refrigeration units on delivery trucks, trash compactors, roof-mounted equipment, vehicles entering and exiting the site, and outdoor speakers.

The above identified noise sources could be a potentially significant impact to ambient noise levels in adjoining areas. Construction noise impacts are short-term and cease upon completion of each project.

Health and safety facilities along with schools and parks all generate noise. These impacts will be intermittent and many of short duration. When new facilities are developed, noise will be mitigated through the CEQA process.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:
Chapter 3 –Noise Element G 1 and 2, P 1 through 8, IM 1 through 10.

Significant Effect: Exposure of Persons to Excessive Noise: Construction of new sensitive uses adjacent to noise generators may impact persons to excessive noise.

. Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

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- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

The proposed General Plan's Noise Element provides policies that would lessen a project's noise impact to persons as a result of excessive noise or groundborne vibration

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:
Chapter 3 –Noise Element G 1 and 2, P 1 through 8, IM 1 through 10.

LIGHT AND GLARE/AESTHETICS

Significant Effect: Light and Glare: development permitted under the General Plan could generate light and glare within the rural areas of the County.

. Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

The General Plan includes requirements that projects minimize light and glare and design projects to promote a visually pleasing environment. These policies in conjunction with the existing Zoning Ordinance and subsequent environmental review would reduce the impact from light and glare of new development to rural and urban residents of the County.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:
*Chapter 1 –Land Use/Conservation/Open Space Element 1.7 –Commercial G -1, P -6, IM – F 1.10.8–
Smart Growth P - 45, IM AA – CC 1.10.7 –Light and Glare P 43 and 44, IM X, Chapter 2–Circulation
Element – 2.3.9 – Scenic Route Corridors G 1 through 3, P 1 through 3, IM A through D.*

Significant Effect: Scenic Route Corridors:Development could result in degradation of scenic route corridors within Kern County.

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
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The General Plan includes a program for the Planning Department to identify and prepare, in consultation with Caltrans, scenic route corridor plans to add to the Land Use, Open Space, Conservation and Recreation Elements and which may be proposed to Caltrans as State Scenic Highways. In addition to the already identified "Eligible State Scenic Highways," other highways under consideration for designation or protection through the Scenic Corridor SC (Combining District) include Highway 99, the Grapevine portion of InterState 5, Highway 58 between Tehachapi and Bakersfield and Highway 178 through Kern River Valley. The General Plan, along with the Kern County Zoning Ordinance includes requirements that projects minimize light and glare and design projects to promote a visually pleasing environment.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:
*Chapter 1 –Land Use/Conservation/Open Space Element 1.7 –Commercial G -1, P -6, IM – F 1.10.8–
Smart Growth P - 45, IM AA – CC 1.10.7 –Light and Glare P 43 and 44, IM X, Chapter 2–Circulation
Element – 2.3.9 – Scenic Route Corridors G 1 through 3, P 1 through 3, IM A through D.*

Significant Effect: Potential Conflict with adopted Plans and Goals: The General Plan could conflict with existing plans, policies or regulations

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
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Future development in the Planning areas is anticipated to be in accordance with the Land Use Element of the General Plan that contains a map and text describing the Planning area's future land use pattern. The Land Use Policy Map (available at the County office) presents the distribution of land uses in the Planning area.

The General Plan contains policies and implementing actions that continue to support current procedures followed by the County when development applications are reviewed, including the referral of plans to appropriate federal, state, regional, and adjacent jurisdictions and agencies to assure consistency between County and other agency regulations and requirements. General Plan policies and actions recognize that all communities within the area have an interest in area-wide land use and transportation planning, economic development, environmental protection, and the provision of adequate services and facilities.

Policies and programs in the General Plan continue to provide for implementation of and participation in area-wide planning efforts. An analysis of the consistency of the General Plan with specific federal, state, regional, and local plans is presented below.

Federal Plans and Policies

Clean Air Act. The General Plan is in compliance with policies/regulations of the Clean Air Act. The Conservation/Air Quality Element of the Plan contains goals and policies consistent with the Clean Air Act. These goals and policies are detailed in the Air Quality Section. Goals that have been identified include the following:

- Provide mitigation and review air quality impacts when evaluating development proposals.
- Continue working toward attainment of Federal, State and local standards as enforced by the San Joaquin Valley Unified Air Pollution Control District and Kern County Air Pollution Control District.

Clean Water Act (Section 404). The General Plan contains goals and policies designed to protect water resources (including wetlands) and enhance water quality. These goals and policies are detailed in the Water Section and the Biology Section. Additionally, any future development permitted through implementation of the Plan would be subject to permit requirements of the U.S. Army Corps of Engineers. The General Plan is in compliance with the Clean Water Act.

National Pollutant Discharge Elimination System Permit Program. The General Plan provides goals and policies designed to protect water quality. These goals and policies are detailed in the Water Section. Development allowed through implementation of the proposed Plan would be required to implement storm water management practices during and after construction in accordance with the NPDES permit. The General Plan is in compliance with the NPDES program.

Federal Endangered Species Act. The General Plan provides goals and policies designed to protect plant and animal life in critical wildlife habitat and wetlands. These goals and policies are detailed in the Biology Section. The General Plan is consistent with the Federal Endangered Species Act.

State Plans and Policies

California Wetlands Policy. Development pursuant to the General Plan with the potential to affect marshlands and designated wetlands would be subject to the requirements of the California Department of Fish and Game streambed alteration agreements. These agreements require the avoidance of wetlands and implementation of mitigation measures for any related wetlands impacts. In addition, the General Plan contains goals and policies designed to protect wetlands. These goals and policies are detailed in the Biology Section. The General Plan is in compliance with this policy.

California Endangered Species Act. The General Plan provides goals and policies designed to protect plant and animal life in critical wildlife habitat and wetlands. These goals and policies are detailed in the Biology Section. The General Plan is in compliance with the California Endangered Species Act.

Regional Plans/Policies

2000 Regional Transportation Plan and Congestion Management Program. These documents are both long-range policy documents that address transportation issues and propose mitigation programs to meet the multi- and inter-modal transportation objectives of Kern County. A 2030 Model Run for Level of Service on County and State Roads would reflect Kern COG's current data relative to population growth, traffic growth, and air quality improvements. In this regard, the General Plan would be in compliance with 2000 Regional Transportation Plan and Congestion Management Program.

Incorporated Cities. The General Plans of incorporated cities within Kern County were consulted to determine capability. Many of the cities have agriculture and resource designated County lands adjacent to their city limits and sphere of influences. The General Plan goals and policies shall endeavor to protect these resources until such time as the lands are annexed into the various jurisdictions. The General Plan is generally consistent with the incorporated Cities General Plans.

Metropolitan Bakersfield General Plan. Land Uses and goals and policies are generally consistent with the Metropolitan Bakersfield General Plan. The Kern County General Plan incorporates many of the goals for agriculture preservation, clean air, and smart growth that are found in the Metropolitan Bakersfield General Plan. The Kern County General Plan is consistent with the Metropolitan Bakersfield General Plan.

Kern County Airport Land Use Compatibility Plan (ALUCP) (2003). The Kern County General Plan is consistent with the policies and adopted influence areas for public airports in Kern County and affected cities and the military aviation joint use restricted airspace. Compatibility issues regarding proposed land uses are addressed and resolved in the site plan review policies and consultation with airport operators, military representatives and project applicants.

Specific Plans. There are many existing Accepted County Areas (Map Code Designation 4.1) otherwise known as Specific Plans. Many are community plans written by the County and some are single ownership private Specific Plans. It is the intent of the General Plan to incorporate those specific plans within the boundaries of the Planning area, by reference, and to make provision for the adoption of future specific plans as may be desired or required.

Policies are provided that require a Specific Plan to be drafted if the development is classified as a "Land Project", if a commercial or industrial development is in a rural area and more than 40 acres in size and for the specified conceptual future planning areas listed in the Map Code 4.3 areas. This allows maximum flexibility and availability to implement the goals and policies of the General Plan.

State law requires that specific plans contain measures to implement all the policies in the General Plan for specific plan areas, and include measures to implement policies in optional elements.

Specific plans are to be an amplification of the goals and policies of the General Plan and are, therefore, consistent therewith. The Land Use Plan Map for the General Plan replicates land use designations of these specific plans schematically. To determine exact land use designations within presently existing, or any subsequently adopted, specific plans, it is necessary to refer to those adopted documents. Thus, the General Plan has anticipated certain inconsistencies between the Land Use Map and Specific Plans, and the General Plan prevails. Any inconsistent Specific Plan must be corrected later.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:
Chapter 1 –Land Use/Conservation/Open Space Element 1.6 –Residential, G 1 through 7 , P 1 through 14, 1.7 – Commercial G 1 through 6, P 1 through 8, 1.6 –Industrial G 1 through 3 , P 1 through 12, 1.9–Resource G 1 through 6, P 1 through 20, 1.10.8 Smart Growth P-45, IM AA and BB.

Significant Effect: Land Use Conflicts : Potential conflicts with incompatible land uses

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

Throughout the County, many land use conflicts could occur through the designation of incompatible uses adjacent to existing and proposed sensitive land uses. Conflicts could occur through the designations on urban uses adjacent to existing agricultural uses. Policies exist within the General Plan to 1) discourage premature conversion of agricultural lands, 2) discourage premature encroachment of urban lands into agricultural areas, 3) continue the continuity of existing development to minimize impacts, and 4) require the need for specific findings for projects converting prime agricultural lands to urban uses. Many policies are included in the plan to encourage protection of resource lands within the County. Approximately 85% of the General Plan is agriculturally and resource designated lands. These important resources are protected through the implementation of goals and policies of the General Plan. Furthermore, the proposed General Plan does not include any changes from current land use map code designations. Sufficient vacant land designated for urban uses is available throughout the County for development.

In addition, the General Plan provides for many policies discouraging the development of residential and industrial adjacent to one another to minimize land use conflicts. These policies include discouraging new requests for industrial within a quarter mile of residential land uses, the requirement of setbacks, and the upgrade of visual characteristics for industrial uses. General Plan policies in the Safety Element also protect against the planning of hazardous or nuisance land uses within the proximity of residential or other sensitive land uses.

The Energy Element provides objectives, policies and standards for development of energy including oil, gas and renewable resources (solar, wind and geothermal). In conjunction with other sections of the Kern County General Plan and related plans such as the Kern County Airport Land Use Compatibility Plan and Zoning ordinance, compatibility issues can be resolved through site plan review and consultation with agencies and project proponents.

The goals, objectives, policies and standards contained in the Land Use Element encourage architectural and site compatibility in designated areas. Additionally, the Circulation, Land Use, Conservation, and Open Space Elements of the General Plan have identified goals and policies that are conducive to land use compatibility. The identified goals include accommodating new development that is compatible with and complements existing land uses along with the establishment of a built environment that would achieve a compatible functional and visual relationship among individual buildings and sites.

Additionally, as part of the ongoing development review process, the County carries out various duties which serve to implement those goals and policies conducive to land use compatibility. In essence, procedures provide the vehicle by which the concept of compatibility is implemented. These procedures are a part of the development, environmental, and design review processes and generally involve the following:

Development Review

- Development and building improvements requiring a building permit are both subject to review according to their adherence with County standards, regulations and policies for issuance.
- Developments within certain county zone classifications require approval of a Special Development Standards Plot Plan Review which involves a review of projects for compliance with urban development standards and to obtain necessary street dedications and improvements.

Environmental Review

- Local guidelines for project processing reflect CEQA Guidelines which require that the environmental effects of a project be taken into account as part of project consideration. All projects require compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines

Code Enforcement

- The County of Kern maintains an on-going program of code enforcement.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:
Chapter 1 –Land Use/Conservation/Open Space Element 1.7 –Commercial G -1, P -6, IM – F 1.10.8– Smart Growth P - 45, IM AA – CC 1.10.7 –Light and Glare P 43 and 44, IM X, Chapter 2–Circulation Element – 2.3.9 – Scenic Route Corridors G 1 through 3, P 1 through 3, IM A through D.

MINERALS/OIL/NATURAL RESOURCES

Significant Effect: Loss of Availability of Mineral Resources: General Plan buildout may result in the loss of availability of petroleum, natural gas, sand, and/or gravel and other mineral resources that would be of value to the citizens of Kern County and California residents

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects

- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

The General Plan Land Use Map designates a total of approximately 292,000 acres within the Planning area as 8.4 (Mineral and Petroleum). Areas within this land use designation are minimum five-acre parcels that contain producing, or potentially productive, petroleum fields and mineral deposits. The 8.4 areas are those that contain producing or potentially productive, petroleum fields and mineral deposits of regional and statewide significance. These areas are rural and outside urban areas with limited infrastructure.

Implementation of the General Plan would provide policies, as noted above, to preserve these important resource areas. For example, Goal 2 in the Land Use, Conservation and Open Space Element calls for the protection of areas of important mineral, petroleum and agricultural resource potential. An Energy Element is included in the General Plan to protect and enhance the development of oil and gas resources within the County.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:
Chapter 1 –Land Use/Conservation/Open Space Element 1.9 –Resource G 1 through 6, P 1 through 3, 12, 14, 15, 17 through 19, 25. IM H and K. Chapter 5 –Energy Element G 1, 11 IM B, D, 5.4.1 – Cogeneration P-1, IM- A 5.4.2 Wind Energy Development P 1, 4 IM A 5.4.3. Geothermal Development P 3, 6 IM A 5.4.4 Transformation Development P 1, 4 IM A 5.4.5 Solar Energy Development P 1, 4 5.4.6. Future Hyrdoelectric Development G 1, P 1 and 2 5.4.7 Transmission Lines G 1, P 1 through 6.

Significant Effect: Increase in Demand for Energy: General Plan buildout may result in an increase in demand for energy, with associated physical development of new energy sources.

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards

- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

The mountain region is more rural in character than the valley region. To date, the most significant kinds of energy development in the mountain region are the wind farms in the Tehachapi Mountains and the hydroelectric plants in the Kern River. Geothermal resource potential may also exist in a variety of locations in the mountain region but as yet are untapped. Pipelines and transmission lines pass through the mountains to reach areas to the east, south, and west. The quantity of municipal solid waste produced in the greater Bakersfield area make the valley region a potential location for waste-to-energy plants. Large quantities of agricultural wastes also create high resource potential for biomass conversion. Cogeneration in conjunction with industrial or commercial facilities is another possibility. The valley portion of the County has the largest population center, and significant agricultural and oil and gas production. Many types of energy development have significant potential in the valley region. Oil and gas production is well established, and cogeneration facilities are increasingly being developed in association with thermally enhanced oil recovery. New transmission lines to serve these types of electrical generating systems may be required.

The desert region of Kern County is the eastern part of the County, containing the westernmost section of the Mojave Desert. A few cogeneration projects are the only type of energy development that presently exists in this portion of the County; however, solar and geothermal resources have some potential. A high case development scenario would feature additional wind energy projects and exploration of geothermal resources. The General Plan Energy Element provides policies and implementation measures to address each of these areas. The Kern County Zoning ordinance provides specific requirements for wind energy development and oil and gas exploration and extraction.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:

Chapter 1 –Land Use/Conservation/Open Space Element 1.9 –Resource G 1 through 6, P 1 through 3, 12, 14, 15, 17 through 19, 25. IM H and K. Chapter 5 –Energy Element G 1, 11 IM B, D, 5.4.1 – Cogeneration P-1, IM- A 5.4.2 Wind Energy Development P 1, 4 IM A 5.4.3. Geothermal Development P 3, 6 IM A 5.4.4 Transformation Development P 1, 4 IM A 5.4.5 Solar Energy Development P 1, 4 5.4.6. Future Hydroelectric Development G 1, P 1 and 2 5.4.7 Transmission Lines G 1, P 1 through 6.

HUMAN HEALTH/RISK OF UPSETS

Significant Effect: Hazardous Materials: Agricultural activities allowed under the General Plan could release hazardous materials through dust and pesticide drift from agricultural activities.

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects

- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

Policies exist through the Kern County Agriculture Department that limit the use of pesticides and herbicides adjacent to sensitive land uses including residential and commercial areas. The use of toxic chemicals in agriculture is a common practice among Kern County farmers. California is the world's most intensive agricultural chemical user, receiving 5 percent of the global chemical load. The California Environmental Protection Agency Department of Pesticide Regulation requires licensing and certification of individuals involved in the application of pesticides. The Pesticide Enforcement Branch administers the Department's Licensing and Certification Program. This program is responsible for examining and licensing pest control operators, crop dusters, pesticide dealers and brokers, and pesticide advisers; and for certifying pesticide applicators that use or supervise the use of restricted pesticides. Policies are included in the General Plan that address siting urban uses adjacent to agricultural uses to reduce exposure issues from pesticides. The Safety Element contains policies in support of the Kern County Emergency Services that are needed to provide protection from accidental release of pesticides.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:
Chapter 4 –Safety Element 4.2 – General Policies and Implementation Measure, which apply to more than one safety constraint G 1 through 9 P 1 through 4. IM 1 through 5 4.7 Kern County Emergency Plan P 1 and 2, IM 1 through 4. 4.9 Hazardous Materials P 19, 24 IM P through Y

Significant Effect: Emergency Response/Evacuation : Development in the County could interfere with emergency response plans or emergency evacuation plans.

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

Good planning principles, as well as existing policies and laws, dictate that all developments must be planned with circulation routes that will assure safe access for fire and other emergency equipment. The circulation routes must include secondary means of ingress and egress, consistent with topography, to meet emergency needs. The general circulation routes presently provided throughout the County by Federal, State, and County-maintained road systems are adequate for access and evacuation. All agencies of the Kern County Government are expected to respond promptly and effectively to any foreseeable emergency, using the "Kern County Emergency Plan" originally adopted by the Board of Supervisors in 1972.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:

Chapter 4 –Safety Element 4.2 – General Policies and Implementation Measure, which apply to more than one safety constraint G 1 through 9 P 1 through 4. IM 1 through 5 4.7 Kern County Emergency Plan P 1 and 2, IM 1 through 4. 4.9 Hazardous Materials P 19, 24 IM P through Y

Significant Effect: Abandoned Oil Wells: Development allowed under the General Plan could be located on the site of previously unknown abandoned oil wells.

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

During discretionary review of projects such as general plan amendments, zone changes, precise development plans, conditional use permits or subdivision maps, the California Division of Oil and Gas and Geothermal Resources (DOGGR) is consulted for information on active and known abandoned oil wells and their disposition. Additional provisions in the Land Division Ordinance require that the submitting civil engineer or land surveyor research the site and plot any known abandoned wells or indicate that it is in a mapped oil field. A standard provision for grading notes in all known oil areas in the Valley alerts the developer and grading contractor that they are to immediately cease work and contact DOGGR as required by current regulations to have a site inspection and follow all remediation and reabandonment directions.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:

Chapter 4 –Safety Element 4.2 – General Policies and Implementation Measure, which apply to more

than one safety constraint G 1 through 9 P 1 through 4. IM 1 through 5 4.7 Kern County Emergency Plan P 1 and 2, IM 1 through 4. 4.9 Hazardous Materials P 19, 24 IM P through Y

Significant Effect: Pipelines: Development could expose people to leakage, rupture, explosions or fires along existing oil and natural gas pipelines.

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

Installation and operation of natural gas transmission pipelines is subject to regulation by the California Public Utilities Commission (CPUC). CPUC General Order 112E specifies a variety of design, construction, inspection and notification requirements. A pipeline designed for a rural area is considered Class 1, while a densely populated urban area is considered a Class 4 location. A pipeline operator must survey the line along with the regulator and compression stations on an annual basis for leaks, or any sign of damage. The CPUC conducts annual audits of pipeline operations to ensure compliance with these safety standards.

The State Fire Marshall regulates oil pipelines such as those traversing the County. The department regulates intrastate liquid oil lines in the State of California under the authority of Section 51.14.6 of Chapter 5.5, Cal. Government Code (California Pipeline Safety Act of 1981). Under this Act, active oil pipelines and appurtenant facilities are inspected every one to three years for leaks, and signs of stress. The Act also prohibits structures on or within the pipelines easement. Compliance with these requirements would minimize potential risks associated with oil pipelines.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:
Chapter 4 –Safety Element 4.2 – General Policies and Implementation Measure, which apply to more than one safety constraint G 1 through 9 P 1 through 4. IM 1 through 5 4.7 Kern County Emergency Plan P 1 and 2, IM 1 through 4. 4.9 Hazardous Materials P 19, 24 IM P through Y

Significant Effect: Oil Contamination: Oil drilling activities allowed under the General Plan could expose people to soils contaminated with crude oil, including persons living or working in nearby sensitive uses.

.Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

Areas suspected or identified as former oil well areas would be evaluated during discretionary projects to identify the potential for risk of upset and exposure to contaminated soil. This may include Phase 1 assessments to determine the presence of contamination. The Kern County Zoning Ordinance has established setbacks required from sensitive uses and active oil wells. In addition, subdivision and development of property in production oil fields require either that drilling islands be established or the PE (Petroleum Overlay) Zone District be applied to allow for continued oil production while protecting the public.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:

Chapter 4 –Safety Element 4.2 – General Policies and Implementation Measure, which apply to more than one safety constraint G 1 through 9 P 1 through 4. IM 1 through 5 4.7 Kern County Emergency Plan P 1 and 2, IM 1 through 4. 4.9 Hazardous Materials P 19, 24 IM P through Y

Significant Effect: Hazardous Sites: Exposure of people to existing areas of hazardous contamination

.Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed

- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

Future projects resulting from development of the General Plan shall be required to comply with all applicable local, state and federal regulations and policies regarding hazardous materials. Required hazardous materials review may include additional analysis of hazardous materials records and/or preparation of an Environmental Site Assessment (ESA) to identify and document potential health risks as a result of the presence of hazardous material in the vicinity of the site, in accordance with the American Society for Testing and Materials (ASTM) Standard Practice E 1527-94. The General Plan goals, policies and mitigation measures would further reduce hazardous material impacts.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:

Chapter 4 –Safety Element 4.2 – General Policies and Implementation Measure, which apply to more than one safety constraint G 1 through 9 P 1 through 4. IM 1 through 5 4.7 Kern County Emergency Plan P 1 and 2, IM 1 through 4. 4.9 Hazardous Materials P 19, 24 IM P through Y

Significant Effect: Increased Air Toxic Emissions: Buildout of the General Plan may result in additional sources of toxic air emissions, potentially increasing exposure of residents and employees.

.Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

As a result of buildout of the General Plan Update, new commercial and industrial uses developed in Kern County would increase the potential sources of toxic air emissions. Additional sources of toxic air emissions in Metropolitan Bakersfield would contribute to risk of human exposure to toxic substances. Human exposure to toxic air emissions could have potential health effects depending on a variety of factors, including the nature and concentration of the toxic substance and the degree of exposure. As with other toxic substances, people who face the greatest potential for exposure to toxic air emissions are those who reside or work in close proximity to emission sources. Toxic air emissions differ from other hazardous substances in that air currents can easily transport them. While this allows these emissions to

be quickly carried over relatively large distances when released into the open air (depending on atmosphere conditions), it can also cause the emissions to be readily dispersed into lower concentrations.

The San Joaquin Valley Unified Air Pollution Control District (APCD) and the Kern County Air Pollution Control District (KCAPCD) work with the California Air Resources Board (CARB) and are responsible for developing and implementing rules and regulations regarding air toxics on a local level. The APCD establishes permitting requirements, inspects emission sources (commercial and industrial facilities), and enforces measures through educational programs and/or fines. Existing regulations, permitting requirements, and facility inspections by the APCD are considered adequate to reduce this impact to a less than significant level.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:
Chapter 4 –Safety Element 4.2 – General Policies and Implementation Measure, which apply to more than one safety constraint G 1 through 9 P 1 through 4. IM 1 through 5 4.7 Kern County Emergency Plan P 1 and 2, IM 1 through 4. 4.9 Hazardous Materials P 19, 24 IM P through Y

Significant Effect: Aircraft Overflight: The accident potential from aircraft overflights may impact structures and individuals within the flight pattern of the public-use airports within the County.

.Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

As a result of buildout of the General Plan Update, structures and individuals within the vicinity of the County's airports could be subjected to the potential of off-airport accidents. The Kern County Airport Land Use Compatibility Plan (ALUCP) has established Runway Protection (Zone A), Approach/Departure (Zone B1), Extended Approach/Departure (Zone B2), Common Traffic Pattern (Zone C) and Other Airport Environs (Zone C) Zones for the Airports. These zone designations are identified by various levels of risk depending on proximity to runways and specify maximum land use densities and required amounts of open land. According to the ALUCP, Zones 131 and B2 present "substantial" and "significant" levels of risk, respectively. Within Zone C, land uses are subject to a "limited" level of risk. Additionally, a "negligible" level of risk is associated within Zone D. At many airports, residential and commercial/industrial uses occur within Zones 131, B2, C and D.

Development within each of the zones at these airports is regulated to ensure that land uses are not people intensive, as demonstrated by the City's and County's commitment to prohibiting new residential development in noise impact areas and avoiding excessively tall buildings or large concentrations of people in areas that would adversely impact airport operations. The land use restrictions in the various zones provide the necessary limitations to reduce the potential impacts of off-airport accidents to persons and property on the ground. Specific land use regulations regarding FAA notification procedures, aircraft noise and building heights have been implemented according to the ALUCP to reduce impacts due to aircraft overflight.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:
Chapter 4 –Safety Element 4.2 – General Policies and Implementation Measure, which apply to more than one safety constraint G 1 through 9 P 1 through 4. IM 1 through 5 4.7 Kern County Emergency Plan P 1 and 2, IM 1 through 4. 4.9 Hazardous Materials P 19, 24 IM P through Y

Significant Effect: Rail Line Hazards: Development in accordance with the General Plan may result in an increase of hazards associated with train operations.

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

There are a number of safety issues that would typically face the general public and rail operators from daily rail operations. These issues include the potential for accidents between vehicles and trains at grade crossings and accidents involving pedestrians and trains. The established railroad right-of-way provides separation from the rail lines to existing and future land uses, thereby reducing the potential impact of a train derailment. Future structures constructed according to land uses designations would provide additional physical separation from rail lines.

Adherence to applicable Federal, State and local regulations related to carrier operation procedures in conjunction with General Plan policies will reduce the significance of potential impacts associated with rail operations.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:
Chapter 4 –Safety Element 4.2 – General Policies and Implementation Measure, which apply to more

than one safety constraint G 1 through 9 P 1 through 4. IM 1 through 5 4.7 Kern County Emergency Plan P 1 and 2, IM 1 through 4. 4.9 Hazardous Materials P 19, 24 IM P through Y

Significant Effect: Hazardous Materials Use, Generation and Transport: Development in accordance with the General Plan may result in increased risk of upset associated with the routine use, generation, and transportation of hazardous materials, which may potentially pose a health or safety hazard.

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

Development based on the General Plan should have very little effect on the amount of wastes associated with oil production since oil production is dependent upon worldwide and not regional demand.

Development in accordance with the General Plan would slightly reduce the amount of wastes associated with agricultural pesticides because development would reduce agricultural lands within the County.

Assuming that present hazardous waste generation rates remain the same, implementation of the General Plan could increase industrial waste and household hazardous waste. However, the County's Hazardous Waste Management Plan (HWMP) includes waste reduction methods that would serve to reduce the amount of waste generated.

New industrial development that locates near residential areas or within 1/4-mile from a school could expose these sensitive land uses to greater risk of exposure to hazardous materials, wastes or emissions. In most instances, a buffer in the form of a major street, channel, or intervening land use separates residential areas from industrial areas. Policies are included in the General Plan to maintain buffers between industrial and residential uses.

The Kern County and Incorporated Cities Hazardous Waste Management Plan (HWMP) lists goals and policies regarding the transport of hazardous wastes. The HWMP recognizes that transportation of hazardous waste on roads poses a short-term threat to public health; of prime concern is the safety of the transportation system for hazardous waste, especially extremely hazardous waste, in and through Kern County. The HWMP seeks to establish State and Federally maintained roads as candidate Commercial

Hazardous Waste Shipping Routes in and through the County (except those necessary to collect locally generated hazardous wastes). Also, implementation of the HWMP would potentially allow the County to further restrict hazardous waste shipping on routes which pose a threat to surface water bodies or aqueducts, or on roads which are generally unsafe as determined by specified hazardous waste facility applicants' transportation risk assessments and by guidelines afforded by the State of California Department of Health Services and Vehicle Code Section 31304, and CCR Title 26 Division 6 provisions.

While the risk of exposure to hazardous materials cannot be eliminated, measures can be implemented to maintain risks to acceptable levels. As described in the Settings section, there are several federal, state and local regulatory agencies that oversee hazardous materials handling and management. Oversight by the appropriate agencies and compliance with applicable regulations are considered adequate to offset the negative effects related to the use and transport of hazardous materials in Kern County.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:
Chapter 4 –Safety Element 4.2 – General Policies and Implementation Measure, which apply to more than one safety constraint G 1 through 9 P 1 through 4. IM 1 through 5 4.7 Kern County Emergency Plan P 1 and 2, IM 1 through 4. 4.9 Hazardous Materials P 19, 24 IM P through Y

TRANSPORTATION/CIRCULATION

Significant Effect: Alternative Transportation: Buildout of the General Plan could result in an incremental increase in demand for alternative transportation and enhanced use of alternative transportation.

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

Policies have been included in the General Plan to mitigate for transit services provided by the County. Policies are provided that provide for Type A improvements in urban areas to promote pedestrian use. Bikeways are also considered through policies and the implementation of the Kern COG Bikeways Plan. The policies included in the General Plan and Regional Transportation Plans would encourage the development and use of alternative transportation systems.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:
Chapter2 –Circulation Element 2.3.10 Congestion Management Programs G 1 and 2, P 1 and 2, IM A and B.

PUBLIC SERVICES, UTILITIES AND SERVICE SYSTEMS

Significant Effect: Expanded Need for Law Enforcement and Fire Protection : The expanded need for law enforcement staff, fire protection staff and equipment may affect response times and service to Kern County residents. .

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

Policies have been included in the General Plan that provide that new development should pay its pro rata share of the local cost for needed expansions in services, facilities, and infrastructure which it generates and upon which it would depend. New development would be required to pay its proportional share of the local costs of infrastructure improvements required to service such developments as well as ongoing operating and maintenance costs.

With the implementation of the General Plan policies and incorporation of the respective evacuation plans and emergency response plans the impacts are mitigated.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:
Chapter 1 – Land Use/Conservation/Open Space Element 1.4 Public Facilities and Services G 1 through 12, P 1 through 23 1.10.1 Public Services and Facilities P 6 through 13 , IM D and E. Chapter 4 – Safety Element G 1 through 9, P 1 through 4, IM 1 through 5

Significant Effect: Expanded Need for Law Enforcement and Fire Protection : The expanded need for law enforcement staff, fire protection staff and equipment may affect response times and service to Kern County residents. .

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

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With the implementation of the General Plan policies and incorporation of the respective evacuation plans and emergency response plans the impacts are mitigated.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:

Chapter 1 – Land Use/Conservation/Open Space Element 1.4 Public Facilities and Services G 1 through 12, P 1 through 23 1.10.1 Public Services and Facilities P 6 through 13 , IM D and E. Chapter 4 – Safety Element G 1 through 9, P 1 through 4, IM 1 through 5.

Significant Effect: Future Park and Recreation and Library Resource: The General Plan would create a demand for additional park and recreation and Library resources within the Unincorporated Area of Kern County.

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

It has been assumed that the population of unincorporated Kern County will continue to grow at its current rate of less than 1.5 percent annually over the next 20 years, with increments generated both by a continuing influx of new residents from outside the County and by the natural increase of the population in the area. Construction of these additional facilities will require discretionary actions and additional CEQA review will be required to help mitigate any potentially significant impacts.

Continued use of general funds, implementation of the specified programs, and compliance with the goals and policies would reduce potential impacts to existing recreation and parks resources to a less than significant level. In addition, compliance with The Land Division Ordinance requirements for new development relative to parkland dedication/payment of fees would further minimize impacts to existing park and recreation facilities through the development of new facilities.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:

Chapter 1 – Land Use/Conservation/Open Space Element 1.4 Public Facilities and Services G 1 through 12, P 1 through 23 1.10.1 Public Services and Facilities P 6 through 13 , IM D and E. Chapter 4 – Safety Element G 1 through 9, P 1 through 4, IM 1 through 5

Significant Effect: Physical Deterioration of Park and Recreation Facilities: Growth and development associated with the General Plan would result in increased use of existing park and recreational facilities, potentially causing physical deterioration of each facility.

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

Pursuant to California Government Code Section 66477 (Quimby Act), Kern County has adopted in the Land Division Ordinance requirement for the dedication of land or impose a requirement of the payment of fees in lieu thereof, or a combination of both, for park or recreational purposes as a condition to the approval of a tentative map or parcel map. In compliance with the Quimby Act, project applicants would be required to either dedicate land, or pay in lieu fees, for development of parkland. Developers of new residential uses are required to provide 2.5 acres of parkland per 1,000 population.

Implementation of the General Plan would create a demand for additional recreational and park resources. However, various programs for meeting this future demand have been identified. Implementation of these programs, in addition to the goals and policies from the Land Use, Conservation and Open Space and Land Use Elements listed above, would meet the future demand on a project-by-project basis. It is not anticipated that the future demand would further aggravate the Planning area's existing parkland deficiency

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:

Chapter 1 – Land Use/Conservation/Open Space Element 1.4 Public Facilities and Services G 1 through 12, P 1 through 23 1.10.1 Public Services and Facilities P 6 through 13 , IM D and E. Chapter 4 – Safety Element G 1 through 9, P 1 through 4, IM 1 through 5

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Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
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Implementation of the General Plan would create a demand for additional recreational and park resources. However, various programs for meeting this future demand have been identified. Implementation of these programs, in addition to the goals and policies from the Land Use, Conservation and Open Space and Land Use Elements listed above, would meet the future demand on a project-by-project basis. It is not anticipated that the future demand would further aggravate the Planning area's existing parkland deficiency

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:

Chapter 1 – Land Use/Conservation/Open Space Element 1.4 Public Facilities and Services G 1 through 12, P 1 through 23 1.10.1 Public Services and Facilities P 6 through 13 , IM D and E. Chapter 4 – Safety Element G 1 through 9, P 1 through 4, IM 1 through 5

Significant Effect: Cumulative Impacts : Increased need for all public facilities and services.

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

The proposed project will result in an increase in the need for all public services. The proposed General Plan may impact the Kern County school districts by increasing the number of students within the district. Collection by the School Districts of the state established school fees are in place to alleviate the financial burden on local government to build new school facilities.

The General Plan does not include any project specific proposals for the extension of sewer trunk lines with the capacity to serve new development. Policies in the General Plan would ensure that adequate waste water collection, treatment, and disposal facilities are constructed concurrently with planned growth. Therefore, there would be a less than significant impact related to the potential extension of sewer trunk lines with capacity to serve new development. Continued use of individual septic systems may cause ground water impacts. This would be a potentially significant impact of the General Plan.

Policies included in the General Plan are designed to address sewage disposal and requirements of both the Regional Water Quality Control and the County Environmental Health Services would reduce those potential impacts to a level of less than significant Increased production of waste is a potentially significant impact. Through the adoption of AB939, local jurisdictions are required to provide a minimum of 15 years of waste disposal capacity. Discussion of adequate capacity is included in the County and Incorporated Cities Integrated Waste Management Plan. This document also discusses the recycling and reclamation options for the County to decrease dependence of landfilling for disposal of wastes.

The General Plan is the blueprint for development for growth in Kern County. The other past projects approved in the area combined with future projects could significantly contribute incremental impacts to existing and future residents of Kern County. However, the goals and policies of the General Plan ensure that growth and development are tied to the provision of adequate public services, as described above

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:

Chapter 1 – Land Use/Conservation/Open Space Element 1.4 Public Facilities and Services G 1 through 12, P 1 through 23 1.10.1 Public Services and Facilities P 6 through 13 , IM D and E. Chapter 4 – Safety Element G 1 through 9, P 1 through 4, IM 1 through 5

CULTURAL RESOURCES

Significant Effect: Loss of Resources: Implementation of the General Plan may result in the degradation or loss of historic and archaeological resources

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

Historical resources are a recognized part of Kern County and many organizations have been established for preservation of important and unique example of the past. Historical and archaeological resources are non-renewable in character and once disturbed or destroyed, these resources can not be recovered. Development activity through the buildout of the General Plan has the potential to disturb/displace some of these sites. Implementation measures in the General Plan will require compliance with CEQA and coordination with the CSU Bakersfield Archaeological Inventory Center and notification of Native American organization and individuals to ensure that potential sites are addressed appropriately.

Given the size of the General Plan buildout area, the potential for the discovery of Native American remains and related grave goods may be significant. The protocol and requirements for this situation is clearly detailed in CEQA Guidelines Section 15064.5 (4)(d). These protocols detail the required steps when human remains are encountered beginning with the County Coroner and including consultation with the State of California Native American Heritage Commission, which determines the person or persons it believes, as provided for in Public Resources Code Section 5097.98, to be the most likely descendent. These laws provide requirements for the discovery of human remains and no other policies or mitigation measures are necessary.

Development will occur in existing unincorporated communities where infrastructure and public services are available. More restrictive agricultural conversion policies, water supply availability studies and air quality and smart growth policies will direct development towards urbanized areas. These unincorporated urbanized areas generally have either already identified areas of highly sensitive archeological resource, past sensitive areas that have already been vandalized or collected or otherwise disturbed areas. Through the policies of existing Specific Plans, previous environmental documents or subsequent environmental

documents site specific studies the sites with cultural resources will be addressed appropriately. Sensitive areas outside the unincorporated urban areas to be developed also generally will be subject to CEQA review. Therefore, the Goals, Policies and Implementation Measures in the General Plan will reduce the impacts on historical and archaeological culture resources to a less than significant level.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:

Chapter 1 – Land Use/Conservation/Open Space Element 1.10 General Provisions G 1 1.10.3

Archaeological, Paleontological, Cultural and Historical Preservation P 21 IM J through N

D. CUMULATIVE UNAVOIDABLE ADVERSE SIGNIFICANT IMPACTS

AIR QUALITY

Significant Effect: Adding PM₁₀ and Ozone to Non-Attainment Air Basins: Both Air Basins in Kern County (San Joaquin Valley Air Pollution Control District and the Kern County Air Pollution Control District) are in non-attainment status for PM₁₀ and Ozone. Development that occurs during the General Plan planning period would contribute to the existing and future non-attainment of the applicable standards.

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

Because of Kern County's unique geographic location, air quality regulations will play a significant role in the development of new economic growth. Approximately one-half of Kern County is located within the San Joaquin Valley Air Basin(SJVAB) and one-half is within the Mojave Desert Air Basin (MDAB).. Kern County's non-attainment status for various air quality emissions will continue to play a role in the permitting of various land uses into the future. Air quality policies and programs have been incorporated into the Land Use, Open Space and Conservation Element to ensure that air quality mitigation is a consideration in the location and permitting of various land uses in the County.

Currently, the entire SJVAB is classified as severe non-attainment for ozone (O₃), and serious non-attainment for PM₁₀ by the U.S. Environmental Protection Agency (EPA, Region 9) for both the federal and State standards.

Portions of the MDAB are also in non-attainment. The Kern County Air Pollution Control District (KCAPCD) administers the Kern County portion of the MDAB. The Kern County portion of the basin is further subdivided into an Antelope Valley portion and an Indian Wells Valley portion. On September 5, 2002, the EPA took final action, dividing the Searles Valley non-attainment area into three, newly created non-attainment areas: Coso Junction (Inyo County), Indian Wells Valley (Kern County), and Trona (San Bernardino County). In addition, the EPA made a finding that the newly created Trona area has attained the PM₁₀ standards for 24-hour and annual. However, the other two areas remained moderate non-attainment. The Antelope Valley area is unclassified for PM₁₀.

Both the SJVAPCD and the KCAPCD have difficulties in achieving attainment due to transport. Transport of pollutants occurs in both air basins; in the San Joaquin Valley from the San Francisco Bay Area and in Eastern Kern from the San Joaquin Valley and possibly the South Coast Air Basin.

The KCAPCD November 15, 2000 Rate of Progress report for the Ozone Air Quality Attainment Plan shows that in the absence of transport the area would be in attainment for ozone standards. Although General Plan policies including encouragement of mixed use infill development along with project specific mitigation can minimize the impacts to air quality degradation, transport issues will remain a larger, California issue to be resolved. No feasible mitigation is available to the Kern County Board of Supervisors to reduce transport from the Bay Area, the upper San Joaquin Valley counties and the South Coast Air Basin.

Projections of the cumulative air emissions inventory in the Year 2020 have been provided and discussed in the Final Program EIR, which is hereby incorporated by reference. These estimated emission inventories are generated by the California Air Resources Board based on transportation conformity data, and projected growth rates for the various areas. These projections are conservative as they only include emissions reductions from rules already adopted. The Final Program EIR provides a comparison of the estimated emission inventory in 2020 for the Kern County portion of the basin to the total basin emissions including the estimated contribution for ROG and PM₁₀ from the approved dairies in Kern County. The contribution of Kern County in the SJVAB includes not just the unincorporated General Plan area, but the incorporated cities and the area encompassed by the adopted County/City Metropolitan Bakersfield General Plan. These estimates are, therefore a conservative cumulative impact analysis that does not differentiate between the high-growth Metropolitan Area and the lower growth Kern County General Plan area in the valley. The results show a considerable contribution from Kern County to the respective air basins; ranging in the SJVAB from 16% for CO to 34% for NO_x and in the MDAB from 23% for CO to 17% for ROG, NO_x and PM₁₀.

Cumulative impact is assessed not based solely on the relative amount of impact resulting from a proposed project when compared to existing environmental problems caused by past projects, but rather whether the additional impact associated with the project should be considered significant in light of the serious nature of existing problems. While both Air Basins are designated in non-attainment for Ozone and PM₁₀, the SJVAB contributes substantially more tons per year of these pollutants than the MDAB. So while, for example, the percentage of PM₁₀ pollutant contribution in 2020 is the same for both basins (17%), a comparison of the actual tons per year for the basins (SJVAB – 35,614.05 vs. MDAB – 19,870.60) shows a more significant impact in the SJVAB portion of Kern County.

Buildout of the General Plan through the year 2020 would create a short-term exceedance of the PM₁₀ standard in both basins as construction and grading activities with mitigation are implemented. Appropriate mitigation for sudden high winds and the ambient background dust generation can be mitigated to where it has limited off-site impacts. Therefore, the short-term effects for PM₁₀ countywide

are considered unavoidable and significant. The cumulative impacts for PM₁₀ however, are significant only in the SJVAB, although any increase in transported ozone, which includes PM₁₀ to the MDAB could change this determination. The cumulative impacts for PM₁₀ in the SJVAB portion of the General Plan remain significant and unavoidable. The cumulative impacts for Ozone, due to the significant contribution from ROG, and NO_x in the SJVAB and the mobile sources and transport issue in the MDAB are considered unavoidable and significant countywide.

Feasible and Reasonable Mitigation

The SJVAPCD submitted comments on the Notice of Preparation and circulated DPEIR with suggested measures to be incorporated into the General Plan. The KCAPCD also submitted comments on the Mojave Specific Plan EIR in eastern Kern County also with suggested measures. These measures included: requiring residences to have a higher standard of Title 24 insulation, light colored roofs, electrical and gas outlets outside, low NO_x or solar water heaters, limits to engine idling by construction equipment, restricting fire places to low emitting EPA certified fireplace inserts and/or wood stoves, landscaping, inclusion of sidewalks and bikeways, and low or non-polluting incentive items (electric lawn mowers or gas or electric barbecues) be included with the purchase of each residential unit. KCAPD further recommended plug in power supplies for truck terminals, limits to idling times, paving parking lots and requirements that truck fueling and diesel-powered equipment should use CARB reformulated diesel fuel. Many of these recommendations are included as part of the air quality and smart growth policies in the General Plan Update. These policies will be used to evaluate projects for design strategies that are sensitive to air quality issues. During the planning process staff will answer key questions to evaluate the project's incorporation of design features that could lessen the impacts on air quality. These key questions, include, but are not limited to:

- Do the designs of public right-of-way and pedestrian walkways at the site encourage pedestrian traffic?
- Is the onsite traffic circulation designed to reduce traffic queuing?
- Are dedications needed for transit/bike pathways, in compliance with the circulation element of the general or specific plan?
- Are links between the project and the bike/pedestrian pathways adequate to facilitate walking and bicycling rather than driving?
- Do residential specific plans incorporate mixed uses?
- Is the building or subdivision oriented to take advantage of natural heating and cooling patterns?
- Are landscaped treatments designed to reduce the energy needs of the building?
- Is the project accessible to transit routes and facilities?

Other required measures, such as the specific design requirements on residential units are already industry standards such as the outside electrical and gas outlets, the low NO_x water heaters and Title 24 requirements.

Certain requirements may be appropriate on a project-specific basis and not the General Plan level. What may be appropriate for a particular urban residential development (e.g., inclusion of a low or non-polluting incentive item with purchase) may not be appropriate for other parts of the county due to the housing market and requirements for affordable and low-income housing. Certain recommendations are more appropriately within the legal authority of the air districts to implement such as the limitations on fireplaces and wood stoves and the diesel fuel requirements. It is for these reasons, as well as feasibility, implementation and monitoring under CEQA, that all these recommendations have not been incorporated as either General Plan policies and implementation or mitigation measures.

The Metropolitan Bakersfield General Plan is a joint city/ county plan. A review of the Metropolitan Bakersfield General Plan, as well as all other county planning documents was included in the formulation process of the Revised General Plan Update. Kern County adopted the Metropolitan Bakersfield General Plan (Unincorporated Planning Area) on December 3, 2002. Chapter V – Conservation/Air Quality (Pages V-23 through V-28 contains the Goals,Policies and Implementation for the Kern County portion of the Metropolitan Bakersfield General Plan including all adopted mitigation measures from the Metropolitan Bakersfield General Plan Final Program Environmental Impact Report certified by the Kern County Board of Supervisors. As these mitigation measures were developed for the urbanized city-focused Metropolitan Bakersfield General Plan, specific language has been modified to fit the wide diversity of urban/rural characteristics of the Kern County General Plan area, as well as the two air basins encompassed. As detailed in the Final Program EIR, all air quality measures in the Metropolitan Bakersfield General Plan have been adopted in the General Plan. All provisions of the Kern County Metropolitan Bakersfield General Plan have been adopted and implemented in the Kern County General Plan or through the existing Zoning Ordinances, Land Division ordinances and other public actions by the Board of Supervisors. Mitigation on project specific development projects are not limited to these measures and pursuant to Section 15168 of the State CEQA Guidelines can be imposed through subsequent CEQA review on projects.

A complete discussion of the Indirect Source Mitigation Fee is included in the Final Program EIR on page 4-2-33 and 4-2-34. The San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD) is in the midst of workshops to develop a District-wide indirect source rule by July 2004 with implementation set to begin in 2005. This rule when adopted would be uniformly applied across the District, irrespective of local agency jurisdictional boundaries. Until such a time that a uniform rule is in place, if there were two fast growing areas that face development pressures, in different jurisdictions, and one jurisdiction had an indirect source rule in place, while the other did not, development would tend to locate in the less restrictive jurisdiction due to market forces. Projects in the jurisdictional area of the local agency with an indirect rule in place would be faced with a competitive disadvantage over that of the jurisdictional area of the local agency without such a rule in place. The issue of driving development “across the border” to the other jurisdiction where air quality rules are less stringent would do nothing to reduce the level of development, not would it provide any meaningful improvements in air quality. When the SJVUAPCD indirect source rule is in place, it would not only be effective mitigation and it would level the playing field and prevent development from avoiding the rule’s application to their projects based on jurisdictional boundaries. The County will cooperate in application of an indirect source fee to the extent it is legally adopted and implemented by the SJVUAPCD. The Kern County Air Pollution Control District has not proposed such a fee. As discussed in the Final Program EIR the use of such a mitigation measure for Kern County only is deemed to not be feasible, as the cumulative air impacts are caused and impacted basin wide across jurisdictional boundaries and between air districts

The Goals and Policies of the General Plan would reduce the cumulative impact to air quality through the implementation measures listed above. However, the inevitable addition of ozone and PM₁₀ as the General Plan builds out will continue to degrade the air quality within the San Joaquin Valley Air Pollution Control District and the Kern County Air Pollution Control District. Although the cumulative impacts to air quality have been lessened to the extent feasible by the goals, policies and implementation measures of the Kern County General Plan Update, the project would contribute to the non-attainment conditions.

The Kern County Board of Supervisors, as Lead Agency and decision-makers, having reviewed and considered the information contained in the Draft and Final Program Environmental Impact Report prepared for the Kern County General Plan and the public record, find that there are specific economic, social or other considerations which made additional mitigation measures for Air Quality in the Draft and Final Program EIR and public record infeasible.

The Kern County Board of Supervisors, as Lead Agency and decision-makers, find that significant and unmitigable impacts on Air Quality may occur with future development in conjunction with implementation of the Kern County General Plan. This finding requires that the Kern County Board of Supervisors adopt a "Statement of Overriding Considerations" under Section 15093 and 15126(b) of the State CEQA Guidelines to proceed with approval of the project.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:
Chapter 1 – Land Use/Conservation/Open Space Element 1.10 General Provisions G 1, 1.10.2 Air Quality P 14 through 20, IM E through I, 1.10.8 Smart Growth P 45, IM AA through CC.

BIOLOGICAL RESOURCES

Significant Effect: Cumulative Impacts: Activities allowed under the revised General Plan would have cumulative impact on biological resources.

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

While the Kern County General Plan goals, policies and implementation measures are sufficient to mitigate any impact to rare or endangered species of animal, plant or habitat of the species the cumulative impact of the reduction of quality habitat or the accidental "take" of individual plants or animal species is potentially significant. Impacts to habitat will continue to occur through urbanization, conversion of fallow land to agriculture, energy expansion, infrastructure development such as roads, utilities, sewer and water and secondary impacts from development, such as illegal dumping and domestic pets. The General Plan will require that individual projects mitigate their site specific impacts through the CEQA process, however some species may still lose habitat and decline in numbers for other reasons.

Conservation of the various protected plants and wildlife are under the purview of various Federal and State agencies other than Kern County. With limited financial resources, these agencies are unable to provide sufficient science and funds for local conservation acquisition and research to address issues that have the potential to substantially affect the endangered and threatened species. Examples of unresolved issues that are continuing threats to the long term survival of many of these species include, but are not limited to: disease and raven predation on the Desert Tortoise, cowbird predation on the Southwestern Willow Flycatcher, lack of long-term science on the habitat requirements for the Mohave Ground

Squirrel, and invasive non-native plants on habitat quality. Implementation of the Kern County General Plan, while mitigating projects will still contribute to conversion of habitat and possible decline of the species on a cumulative level.

Although the adoption of the Habitat Conservation Plans in preparation and the continued participation in the Metropolitan Bakersfield Habitat Conservation Plan will contribute to conservation of important habitat and minimization of take of individual plants and wildlife, other solutions remain out of the province of the county. No other feasible mitigation remains to address these broad regional, State, federal and scientific concerns.

The Kern County Board of Supervisors, as Lead Agency and decision-makers, having reviewed and considered the information contained in the Draft and Final Program Environmental Impact Report prepared for the Kern County General Plan and the public record, find that there are specific economic, social or other considerations which made additional mitigation measures for cumulative impacts on Biological Resources in the Draft and Final Program EIR and public record infeasible.

The Kern County Board of Supervisors, as Lead Agency and decision-makers, find that significant and unmitigable impacts on cumulative Biological Resources may occur with future development in conjunction with implementation of the Kern County General Plan. This finding requires that the Kern County Board of Supervisors adopt a "Statement of Overriding Considerations" under Section 15093 and 15126(b) of the State CEQA Guidelines to proceed with approval of the project.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:
Chapter 1 –Land Use/Conservation/Open Space Element 1.3 –Physical and Environmental Constraints :
G -1, P 1, 6, 8, 11 , IM D E F and I , 1.9 Resources: G – 1,3 and 6 P -20, IM E 1.10-General Provisions G -1, P 23 through 28 and 61 through 62. IM P through R, KK through NN.

NOISE

Significant Effect: Cumulative Impacts: Traffic Noise: Noise generated by increased roadway traffic could increase ambient noise levels in the unincorporated portions of the County.

Cumulative Impacts: Railroad Operations: Noise from railroad operations could increase during the General Plan planning period, and may not be subject to attenuation through normal noise-reduction techniques.

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed

- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

The major mobile noise sources in Kern County of highway traffic and railroad operations will cause impacts as development occurs. The General Plan would provide policy guidance for the unincorporated portion of the County, most of which is committed now, and in the future, to rural uses including agriculture, natural resource production, low-density residential development and open space. Noise generated from roadways is dependent on the amount of traffic, the traffic mix (proportion of trucks to cars) and speed of traffic. An additional factor where trucks are present is gradient, road alignment and signalization. Trucks going up or down a grade can produce significantly more noise due to deceleration or acceleration.

According to the CEQA Guidelines, residences located within an area that exceeds 65 dBA Community Noise Equivalent Level (CNEL) are exposed to noise levels that are considered "normally unacceptable." The accuracy of noise exposure predictions at this level of analysis is generally no better than ± 3 dBA. In the near vicinity of the source, the accuracy may be within ± 1 dBA, but as the distance from the source increases, the accuracy may fall to ± 5 dBA. In addition, situations outside of normal conditions may prove to be counter to the contour lines. For example, a high-rise building next to a freeway where the contour lines show a 75 dBA noise level may actually experience lower noise levels at ground level and higher noise levels at the upper levels. In addition, a row of houses can generally have a sound attenuation of as much as 3 to 5 dBAs, according to sound penetration studies. Walls or dense vegetation can further reduce noise levels. The Implementation Measures set forth above require that a site-specific acoustical analysis would be conducted for discretionary noise sensitive developments whenever the predicted CNEL is greater than 65 dBA outside.

Highway noise level contours have been prepared for specific portions of the major highways in Kern County. These contours have been developed for all major highway intersections and routings of major highways through areas of urban influences and are available in Appendix G of the General Plan. Existing sensitive land uses, primarily residential areas, may be exposed to increased noise levels due to traffic increases expected with the continued buildout of the General Plan. Due to the fact that development between 2003 and 2023 would exacerbate a current exceedence of CNEL noise standards along several roadways, State highways and freeways, significant noise impacts would still occur.

Railroad noise contour estimates for railway operations in Kern County can be found in the County's General Plan Appendix G. Railroad noise contours should be considered as estimates of worst-case exposure since no adjustments have been made for shielding provided by intervening topography or buildings in urban regions. Train traffic on rail lines is considered to be a relatively minor source of noise within the County due to the frequency of operation. Although noise levels from individual train movements on railways produce short-term noise impacts, when they occur, they can affect noise sensitive uses. In many areas of Kern County, the railroad has played an important role in the development of a community. Many communities are former railroad towns and are therefore developed immediately adjacent to the railroad tracks themselves. These existing facilities cannot be mitigated for railroad impacts and are therefore considered significant and unavoidable.

The General Plan provides goals and policies that are intended to reduce the severity of noise levels associated with vehicular traffic and railroad operations as a result of implementation of the General Plan. The General Plan includes implementation measures which address traffic noise throughout the County. Implementation programs include review of proposed development plans to ensure compliance with County noise standards. However, it is concluded that goals, policies and associated implementation cited

in the General Plan would not reduce noise impacts to less than significant levels. No feasible mitigation measures have been identified to reduce the significance of impacts. Thus, significant and unavoidable noise impacts are concluded to occur with buildout in accordance with the General Plan Update.

The Kern County Board of Supervisors, as Lead Agency and decision-makers, having reviewed and considered the information contained in the Draft and Final Program Environmental Impact Report prepared for the Kern County General Plan and the public record, find that there are specific economic, social or other considerations which made additional mitigation measures for cumulative impacts on traffic and railroad noise in the Draft and Final Program EIR and public record infeasible.

The Kern County Board of Supervisors, as Lead Agency and decision-makers, find that significant and unmitigable impacts on cumulative noise impacts may occur with future development in conjunction with implementation of the Kern County General Plan. This finding requires that the Kern County Board of Supervisors adopt a "Statement of Overriding Considerations" under Section 15093 and 15126(b) of the State CEQA Guidelines to proceed with approval of the project.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:
Chapter 3 –Noise Element G 1 and 2, P 1 through 8, IM 1 through 10.

LAND USE/CONVERSION OF AGRICULTURAL LAND

Significant Effect: Cumulative Impacts: Prime Agricultural Land Conversion : The potential conversion of prime and important farmland to urban uses and its resultant loss for agricultural use.

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

Implementation of the General Plan could potentially result in the ultimate loss through actual development, not merely a change in the General Plan designations, of 71,841 acres of prime and important farmland. An additional estimated 8,000 to 9,000 acres of prime and important farmland could be converted to urban uses if specific Map Code 4.3 areas are developed and approved for Specific Plans. Finally, approximately 55,000 of resource land used for grazing could be converted to urban uses if all of the remaining Map Code 4.3 areas are developed and approved for Specific Plans. As productive

agricultural land is a valuable, irreplaceable resource in Kern County, as well as statewide, the impact of permanently converting an estimated 80,847 acres of prime and important farmland and 55,000 acres of grazing land is considered cumulatively considerable and significant. California is by far the number one agricultural producer and exporter in the United States. With 1999 production values reaching \$26.7 billion, California produced more than Texas and Iowa combined, the nation's second and third agricultural states. Loss of prime agricultural lands, primarily to urban uses, is an important land use issue in the Central Valley as population pressures and market demand expand into areas that are agriculturally productive. This is a potentially significant impact. Although there is new and expanding agriculture in eastern Kern in the Willow Springs area, the majority of important farmland is in the Valley portion of the General Plan, in addition to large areas of the Metropolitan Bakersfield General Plan, which includes the Western Rosedale area. Although development pressures are occurring on agricultural land, the amount of real conversion to urban uses is concentrated, with some exceptions, in the Metropolitan General Plan. These areas are directly affected by the extension of sewer and water services over the last ten years, which now makes urban uses focused on residential, feasible. Population pressures in Southern California combined with a limited supply of housing has increased the market demand for residential subdivisions and related services in the greater Bakersfield area. Actual conversion of prime and important farmland in the General Plan area are relatively small in comparison to the over 690,000 acres of land still in production and most under long term Williamson Act or Farmland Security Zone contracts.

A review of the General Plan Implementation – Annual Reports filed with the State Office of Planning and Research for the last five years (1998 to 2003) shows that of the 69 total amendments of the Kern County General Plan, three added resource designated land to the General Plan inventory which offset permanent conversion to urban uses. The total permanent conversion of agricultural designations, from 20 General Plan amendments, to urban uses was 2,808 acres over the total five year period. Table 4.7-8 shows the breakdown of General Plan amendments for resource designations.

Table 4.7-9

General Plan Amendments – 1998 – 2003

	Resource	Solid Waste	Urban	Loss	Gain
1998-1999	413	111	221		81
1999-2000		2,285	23	2,308	
2000-2002	1011	119	57		835
2002-2003		253	1163	1,416	
Total				3,724	916

Land that is converting to urban uses is directly adjacent to the growing cities which are annexing the land. Pending General Plan amendments, from resource designations to residential, commercial or

industrial uses, outside the Metropolitan Bakersfield General Plan currently total 1921.33 acres. An additional 12,125 acres is being redesignated from federal lands and resource designations to 8.5 (Resource Management) for landfill buffering and the proposed Chevron/Texaco Habitat Conservation Plan. If all were approved, including TIC-East, it would result in the conversion of 3021.33 acres of land to urban uses. This is less than 1/2 of 1 percent of all the mapped important farmland in the County.

In addition to this permanent loss of agriculture land, there would also be an eventual loss of additional agriculture production as certain lands with General Plan designations for residential, commercial and industrial uses are eventually developed. The Kern County zoning ordinance allows the A (Intensive Agriculture) and A-1 (Limited Agriculture) as an interim use and is considered consistent with the General Plan. Kern County considers these lands, although used for agriculture, to be permanently committed in the future to an urban use through the approval by the Board of Supervisors of non-agricultural General Plan designations. They are evaluated as required by CEQA for this conversion at the time of the General Plan Amendment.

While the Department of Conservation Farmland and Monitoring Program has not been made available to the county in an electronic form for incorporation into the GIS system, the Kern County Agricultural Commissioner has provided a GIS layer for actual crop production in the County that includes 98% of the on the ground cropland. County-wide, which includes both the Kern County General Plan and the Metropolitan General Plan there are 976,042 acres of cropland. Of this amount, within the General Plan area there are an estimated 69,919 acres of interim agricultural production which has a General Plan designation that allows a non-agricultural use. In addition there are some acres of General Plan designations with agricultural zoning that are not currently under cultivation or have been permanently fallowed. Kern County's policy of accommodating agriculture as an interim use has tended to slow the premature conversion of prime agriculture lands as changing market and other economic factors affects the construction of urban development. However, over the next 20 to 30 years it is anticipated in the future growth projections of the Revised General Plan that these 69,919 acres will develop with urban uses.

Cumulative Impacts

The Important Farmland maps are presented by the Department of Conservation as a current inventory of agricultural resources with limits based on the size and scale of the effort, changing economic or market conditions which could cause crops to be established during the 3 years since the last mapping publication and changes to soil profiles since the NRCS soil surveys were conducted. The Kern County Agriculture Commissioner has based the GIS mapping on the most current data available as its main utilization is to track and issue Restrictive Materials Permits, for primarily pesticides. The inventory of approximately 976,042 acres includes existing cultivated cropland with the exception of a few organic farms that choose not to register and a few west side dry farms. Uncultivated land used for grazing of sheep and cattle is not included in this total. For purposes of this cumulative impact analysis the baseline assumption is that county-wide approximately 976,042 acres is existing, cultivated cropland. Potential impacts to conversion of prime and important farmland from implementation of the General Plan include the following:

- Approval of pending General Plan amendments that would convert approximately 3,021.33 acres to urban uses. It is not known how much of this acreage is currently cultivated or used for grazing although it has a resource designation.

- Zone changes that would implement existing urban use general plan designations that are currently used for productive agriculture of approximately 69,919 acres.
- Development and approval of Specific Plans for Map Code (4.3) areas in the mountain, desert and valley areas, with an interim designation of primarily resource management of approximately 64,129 acres. An estimated 85% of the Map Code 4.3 areas occur in mountain and desert areas that would be land classified for grazing purposes and unsuitable for cultivation.

Implementation of the General Plan could potentially result in the ultimate loss through actual development, not merely a change in the General Plan designations of 71,841 acres of prime and important farmland. An additional estimated 8,000 to 9,000 acres of prime and important farmland could be converted to urban uses if specific Map Code 4.3 areas are developed and approved for Specific Plans. Finally, approximately 55,000 of resource land used for grazing could be converted to urban uses if all of the remaining Map Code 4.3 areas are developed and approved for Specific Plans. As productive agricultural land is a valuable, irreplaceable resource in Kern County, as well as statewide, the impact of permanently converting an estimated 80,847 acres of prime and important farmland and 55,000 acres of grazing land can be considered cumulatively considerable and significant.

Feasible and Reasonable Mitigation

The Kern County General Plan includes goals to conserve prime agriculture lands from premature conversion, protect areas of significant agricultural resource potential for future use and ensure the development of resource areas are compatible with neighboring resource lands. Policies and implementation measures provide for productive agriculture to occur as a desirable and consistent interim use in undeveloped portions of the County regardless of the General Plan designation, establish a substantive criteria for evaluating General Plan amendment proposals for changes from 8.1 (Intensive Agriculture) to urban uses, and specifically includes various measures to further support and implement the Williamson Act Contract and Farmland Security Zone Contracts. The speculative and premature conversion of productive resource land is mitigated through policies to address compatibility issues of lot size and impacts on operations and the allowance of agricultural uses as a consistent interim use.

While the cumulative impact analysis assumes that all pending General Plan amendments and the Map Code 4.3 areas will develop and approve Specific Plans, these applications will all have to be evaluated for consistency with these General Plan goals, policies and implementation. Some or all of the proposals may not be approved and market, economic and environmental constraints may result in the majority of the Map Code 4.3 areas never developing.

The issues involved in the conversion of prime agricultural land to urban uses are complex. While the Department of Conservation places the main focus on soil character and climate location, actual production is also dependant on commodity prices, water price and supply, labor, proximity of processing and distribution facilities and pest management. Factors outside the United States, such as weather, trade agreements, and labor disputes can also affect what crops are grown and which lands go in and out of production. The General Plan designation of a parcel is only one of many complex issues that determine if productive agriculture will continue. While incompatible uses adjacent to agricultural lands that result in higher operational costs or changes in farming practices can cause land to go out of production, these issues can be addressed through the planning review process.

Comments received on the Final Program EIR and in the public record included recommendations for inclusion of the following types of policies to mitigate the conversion of prime farmland:

- Use of a point system type evaluation process or use of the Department of Conservation, Land Evaluation and Site Assessment Model.
- An urban growth boundary where urban development would stop.
- A mitigation fee for the conversion of agricultural land.
- Mitigation through replacement of committed land through a required agricultural easements.

These recommendation have been reviewed and have been determined to be infeasible, as they do not meet the objectives of the General Plan and are not capable of being accomplished in a successful manner due to economic, legal and social factors.

The weighted point system was evaluated by the Kern County Planning Commission in 1999. The point system is a numerical rating system that allots values to various factors such as soil quality, existing parcel size, surrounding uses/parcel sizes, depth to groundwater, and access to paved roads. The points are totaled and a hierarchy established for the number of points needed for consideration of the parcel for a non-agricultural use. It does not provide a definitive answer, but rather a procedure upon which to base a decision. It does not include all the factors that need to be evaluated in determining the suitability of the projects proposal. These same factors, although not with points, are included in the substantive, agricultural conversion Policy 9 and the other revised General Plan policies used for consideration of amendments of land use designations.

The Department of Conservation Land Evaluation and Site Assessment Model (LESA) also uses a point system with allocations based only on the characteristics of the property for agricultural use. It is an optional model for use in environmental evaluations to assess the impacts on the environment of agricultural land conversions, not for consideration by decision makers of the suitability of applicant proposals. The objectives of the Revised General Plan are to encourage economic development that creates jobs and capital investment in urban and rural areas that benefits residents. The conservation of agricultural areas and the discouragement of unplanned urban growth is also an objective to be balanced with economic development. Both the point system and LESA model place the preservation of the agricultural use of the property as the highest objective without consideration of economics, such as the cost of water, or social, such as the need for housing or job generation.

The establishment of an Urban Growth boundary would not meet the objectives of the Revised General Plan Update. Implementation and discussion of this recommendation is included in Chapter Six: Alternatives D, G, and H.

CEQA does not confer new or additional powers to public agencies. Although agencies have a duty to avoid or reduce the environmental effects of their actions, the authority to effect mitigation comes from other enabling legislation. Mitigation measures must also meet the constitutional test of "substantially advancing legitimate governmental interests" (Nollan Test) and that mitigation may not exceed the magnitude or extent of the impact being addressed (Dolan Test). The imposition of a mitigation fee for the conversion of agricultural land would need to meet all these requirements. While there is evidence in the record, that the loss of prime productive farmland state wide is a significant impact, the evidence in Kern County is less clear. The permanent loss of approximately 80,847 acres of prime and farmland of importance over the next 20 to 25 years while significant under CEQA is only approximately 8% of the total currently cultivated cropland in the General Plan area. Other resource lands which are primarily used for grazing are projected to lose 55,000 which is approximately 6% of the estimated 903,243 acres mapped by the Department of Conservation. This level of impact would not constitute a significant nexus to require a mitigation fee. At this time, based on the evidence now in the record, this recommended policy is not legally applicable and is, therefore, infeasible.

Agricultural easements as mitigation would be a policy decision by the Kern County Board of Supervisors, not CEQA mitigation. Kern County currently has no mechanism for implementation of such as policy as there is no agricultural trust or other entity for receiving the easement. The issue of the use of agricultural easements, as CEQA mitigation is the subject of a recent court decision, *Friends of the Kangaroo Rat v. the California Department of Corrections* (11 Cal. App. 4th 1400), which dealt with agricultural land conversion and suitable mitigation measures at the Delano II prison facility. In the decision, the Fifth Appellate District Court found:

- Purchasing easements over existing agricultural land not under present development pressure does not mitigate for the loss of prime farmland, because it would not create any new farmland or compensate for the loss.
- The conversion of wildland into farmland was not feasible mitigation because it would have disturbed the habitat of the kangaroo rat, a special-status species.
- The conversion of urban land back into farmland was not feasible.
- Creation of an agricultural easement on other land to mitigate the cumulative loss of farmland does not fall within any of the categories of mitigation found in CEQA (Sections 15126.4 and 15370 of the CEQA Guidelines).
- Even if an easement was adequate mitigation, the California Department of Corrections is not required to adopt the mitigation and thereby pay someone to continue farming land that was already being farmed.

It is for these reasons, as well as feasibility, implementation and monitoring under CEQA, that all these recommendations have not been incorporated as either General Plan policies and implementation or mitigation measures.

The potential for conversion of prime agricultural land, will occur at a cumulatively significant level in the Kern County General Plan area. To address population and growth pressures over the next 20 years, the proposed Kern County General Plan would continue to direct urban development within the County to the cities and unincorporated urbanized communities where available public services and infrastructure already exist. Development within the unincorporated portions of the County would continue to focus on the preservation of natural resources uses and important farmland with goals, policies and implementation that support the General Plan objectives of curbing urban sprawl and promoting smart growth.

The Goals and Policies of the General Plan would reduce the cumulative impact to prime and important farmland conversion through the implementation measures listed above. However, the projected future growth in the county, zone changes on urban designated lands with agriculture as an interim use, market and economic factors outside the control of the Kern County General Plan will continue to have productive agricultural land be permanently lost. Although the cumulative impacts to agricultural land conversion have been lessened to the extent feasible by the goals, policies and implementation measures of the Kern County General Plan the impact remains cumulatively considerable and significant.

The Kern County Board of Supervisors, as Lead Agency and decision-makers, having reviewed and considered the information contained in the Draft and Final Program Environmental Impact Report prepared for the Kern County General Plan and the public record, find that there are specific economic, social or other considerations which made additional mitigation measures for cumulative impacts on loss of prime and important farmland to urban uses in the Draft and Final Program EIR and public record infeasible.

The Kern County Board of Supervisors, as Lead Agency and decision-makers, find that significant and unmitigable impacts on loss of prime and important farmland to urban uses may occur with future development in conjunction with implementation of the Kern County General Plan. This finding requires

that the Kern County Board of Supervisors adopt a "Statement of Overriding Considerations" under Section 15093 and 15126(b) of the State CEQA Guidelines to proceed with approval of the project.

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan:
Chapter 1 –Land Use/Conservation/Open Space Element 1.6 –Residential, G 1 through 7 , P 1 through 14, 1.7 – Commercial G 1 through 6, P 1 through 8, 1.6 –Industrial G 1 through 3 , P 1 through 12, 1.9– Resource G 1 through 6, P 1 through 20, 1.10.8 Smart Growth P-45, IM AA and BB.

TRANSPORTATION/CIRCULATION

Significant Effect: Cumulative Traffic Impacts on Circulation: Increased vehicle traffic from development in unincorporated portions of Kern County would affect County roadway segments and intersections.

Facts in Support of Finding:

The Kern County General Plan goals, policies and implementation measures mitigate the environmental impacts of land use projects by one or more of the following actions:

- restricting the size of projects
- restricting the density of projects
- providing specific mitigation that must be imposed.
- requiring changes in the ordinances of the county (Zoning, Land Division) to conform to new restrictions and/or development standards
- incorporating other plans and regulatory rules, regulations and standards of local, state and federal agencies that are required to be imposed
- formulating additional studies and programs to address evolving technology and science that could be imposed on projects when available and
- requiring compliance with CEQA regarding subsequent environmental review pursuant to Section 15168 of the State CEQA Guidelines.

Build out in accordance with the General Plan would add significantly to the County population and employment base. Developed areas around the incorporated cities are anticipated to increase in land use intensity and to a larger extent, geographic expansion would cause traffic volume to more than double in some areas. A Circulation Plan has been developed to avoid the congestion that would result from build out of the General Plan. Upgrade and extensions are planned for freeways through including the new Freeway 58 near Mojave, expansion of lanes on Highway 14 north of Mojave, the addition of lanes to Interstate 5 near the southern end of the County, improvements to Highway 46 west of Interstate 5 and other improvements in the planning stages with Caltrans.

In addition, seven new freeways are planned around the Metropolitan Bakersfield area, the Cross-town Freeway, The Westside Parkway, the West, South and East Beltways as well as a new alignment for SR 58. These future freeway corridors would help move traffic around and through the Metropolitan Bakersfield area. The General Plan in the valley and desert region, reserves section and mid-section lines in undeveloped areas for future road rights-of-way as development occurs in these areas. The mountain region has a proposed circulation map that allows for arterials and collectors to be developed to provide adequate transportation routes to State highways and other County roads.

The Kern County General Plan has had an adopted LOS D standard since 1982 and is required to maintain consistency with this minimum level of service to continue Federal highway funding. LOS D provides that drivers may have to wait through more than one red signal cycle or up to 28-35 second delay at signalized intersections.. Much of the County is rural in nature and contains stop signs, not signals. The stop sign intersections may become congested for a variety of reasons including farm equipment, recreational vehicles, volatile weather conditions, and vehicles towing boats or horse trailers. This temporary and intermittent congestion that may occur does not warrant the installation of signal lights and is a part of the fabric of rural life in agricultural areas. A higher LOS is inappropriate for the rural communities due to the non-conventional traffic, length of rural roads, non-urban development standards, low-density development, and distance between communities The required conformance with the Congestion Management Plan that has adopted a Level of Service E as the minimum system wide LOS traffic standard can be achieved with an adopted Kern County General Plan Level of Service D.

Transportation impact fees are one method to providing funds to upgrade and develop existing and proposed roadways to maintain the Level of Service required by the General Plan. The Kern Council of Governments (Kern COG), along with the County Road Department, is reviewing the development of a Southeast Kern Transportation Fee. A study is underway by the Kern COG and includes the incorporated cities of California City and Tehachapi. This program would require developers to pay an impact fee for each home or other traffic generating structure they build. Revenue from the fees would be used to construct street, highway, and other improvements to handle traffic generated by new construction. In addition, a County Regional Transportation Fee is being considered by the County Roads Department to develop a funding base for road improvements and development based on new development. During the formation of the County's areawide and Southeast Kern Transportation Impact Fees, the County will pursue the feasibility of developing an alternative entrance route to Edwards Air Force Base to relieve congestion on Rosamond Boulevard and identify potential funding sources to develop this alternative.

Through analysis from the Kern COG and the County Road Department, and based on population projections from the State Department of Finance, the following segments may be degraded to below a Level of Service D by the year 2020. These routes are in addition to the existing impacted roadways list and are expected to fall below a Level of Service acceptable to the maintenance agency, Level of Service D for the County and Level of Service C for Caltrans.

- SR 202 west of the City of Tehachapi
- Rosamond Blvd east of Hwy 14
- Sierra Highway (SR 14) north of Hwy 58 to the SR 14 cutoff.
- SR 14 south of SR 58 to Purdy Avenue
- Rosedale Highway (SR 58) west of SR 99 to Fruitvale

The following policies are included in the Kern County General Plan and are intended to reduce the potential impact of increased traffic.

Policy #1 in Section 2.3.4 Future Growth of the Circulation Element, states: Monitor traffic volumes and patterns on County major highways. Undertake special studies when monitoring shows traffic is such that more traffic would cause bottlenecks. The purpose of the special studies is eventually to upgrade key major highways to expressway standards. Expressway standards would limit access to one-half mile spacing."

Policy #2 in Section 2.3.4 Future Growth the Circulation Element, states: The County should monitor development applications as they relate to traffic estimates developed for this plan. Mitigation is required

if development causes affected roadways to fall below Level of Service (LOS) D, Utilization of the CEQA process would help identify alternatives to, or mitigation for such developments. Mitigation could involve amending the *Land Use, Open Space and Conservation Element* to establish jobs - housing balance. This is triggered if projected trips in any traffic zone exceed trips identified for this Circulation Element. Mitigation could involve exactions to build off-site transportation facilities. These enhancements would reduce traffic congestion impacts

Policy #3 in Section 2.3.4 Future Growth of the Circulation Element, states: Participate in establishment of a Transportation Management Association (TMA) to manage ride sharing programs, transit projects, and other transportation system measures as needed.

Policy #2 in Section 2.3.10 Congestion Management Programs of the Circulation Element, states: The Congestion Management Agency is responsible for developing, adopting, and annually updating a Congestion Management Plan. The Plan is to be developed in consultation with, and with the cooperation of, the regional transportation agency (also Kern Council of Governments), regional transportation providers, local governments, Caltrans, and the air pollution control district. Additional policies are included in the General Plan for transportation impacts.

Utilization of the CEQA process would help identify alternatives to, or mitigation for development applications. Development applications must demonstrate that sufficient transportation capacity is available to serve the proposed project at level of service "D" or better. In no case should the level of service degrade below "D" except on a temporary basis or as specified by the adopted congestion management plan. The finding that transportation capacity is adequate may be conditioned upon construction of certain street improvements prior to completion of the development and any requisite transit enhancements, and implementation of those transit system enhancements and/or transportation management plan.

Even with incorporation of the above policies, several roadways would fall below an acceptable Level of Service. The Draft Environmental Impact Report for the Mojave Specific Plan concluded that Sierra Highway north of SR 58 to the SR 14 split and SR 14 south of SR 58 to Purdy Avenue would operate at below an acceptable level of service and found it to be significant and unavoidable.

The Metropolitan Bakersfield General Plan Environmental Impact Report has also identified segments of roadway systems within the Metropolitan Bakersfield area that would fall below the Level of Service C as required by that General Plan's Circulation Element. Even with mitigation including a traffic impact fee, impacts were found to be significant and unavoidable.

Rosamond Boulevard east of SR 14 is currently below the accepted Level of Service. Policies have been included in the General Plan to develop an alternative entrance to the Air Force Base to relieve the congestion for that portion of the roadway. It is anticipated that the development of that new entrance will bring Rosamond Boulevard to an acceptable Level of Service and be less than significant.

SR 202 west of the City of Tehachapi is expected to fall below an acceptable Level of Service. This roadway is under the jurisdiction of the State of California Department of Transportation but is still found to be significant and unavoidable.

Although policies in the General Plan requiring mitigation on subsequent development proposals are intended to prevent streets and intersections from degrading below Level of Service "D" based upon

future 2020 modeling, and standards, impacts will continue to be significant and unavoidable due to existing degraded highways and freeways and no additional mitigation has been identified. Although this level of significance has been identified, it is important to note that the General Plan in regards to traffic and circulation achieves the County's objective, which is to identify potential future potential future roadway deficiencies, in order to establish necessary capital improvement programming and traffic impact fee provisions to achieve an acceptable the Level of Service standard.

The Kern County Board of Supervisors, as Lead Agency and decision-makers, having reviewed and considered the information contained in the Draft and Final Program Environmental Impact Report prepared for the Kern County General Plan and the public record, find that there are specific economic, social or other considerations which made additional mitigation measures for cumulative impacts on cumulative traffic impacts in the Draft and Final Program EIR and public record infeasible.

The Kern County Board of Supervisors, as Lead Agency and decision-makers, find that significant and unmitigable impacts on cumulative traffic impacts may occur with future development in conjunction with implementation of the Kern County General Plan. This finding requires that the Kern County Board of Supervisors adopt a "Statement of Overriding Considerations" under Section 15093 and 15126(b) of the State CEQA Guidelines to proceed with approval of the project

Goals (G) , Policies (P) and Implementation Measures (IM) in the Kern County General Plan: *Chapter 2 –Circulation Element 2.3.3 Highway Plan* G 1 through 5, P 1 through 3, IM A through D. *2.3.4 Future Growth* G1 through 3, P 1 through 8, IM A through D. *2.3.5 Expressway, Arterial and Collector Specific Plan Lines* G 1 through 3, P 1 through 3, IM A through D. *2.3.6 Vacation of Existing or Recorded Future Streets, Highways or Public Easements.* G 1 and 2, P 1 through 14, IM A through C. *2.3.7 Setback Deviation Studies* G 1 and 2, P 1 and 2, IM A and B *2.3.8 Safety Hazards of Fog and Dust* G 1 and 2, P -1, IM A and B *2.3.9 Scenic Route Corridors* G 1 through 3, P 1 through 3, IM A through D *2.3.10 Congestion Management Programs* G 1 and 2, P 1 and 2, IM A and B *2.4.2 Tehachapi-Antelope Valley* G-1, P 1 through 3, IM A through D, *2.4.3 Lake Isabella* G 1 and 2, P 1 through 3, IM A through C, *2.4.4 Ridgecrest-Indian Wells Valley* G 1 through 7, P 1 through 4, IM A through C *2.4.5 Mojave – Fremont Valley* G 1 through 4, P 1 through 4, IM A *2.4.6 Tehachapi – Cummings Area* G ! through 4, P 1 through 7, IM A through C. *2.4.7 Taft Area* G 1 through 3, P 1 through 4, IM A through C. *2.4.8 Delano-McFarland Area* G 1 and 2, P 1 through 6 IM A through C. *2.4.10 Lerdo Area* G 1 through 4, P 1 through 7 IM A through D. *2.4.11 Rosamond-Willow Springs* G 1 through 3, P 1 through 6, IM A and B *2.4.12 Boron* G 1 and 2, P 1 through 4, IM A and B. *2.5.1 Trucks and Highways* G 1 through 3, P 1 through 6, IM A *2.5.3 Rail and Highway Crossings* G-1 P -1 IM A *2.5.4 Transportation of Hazardous Materials* G -1 P 1 through 4 IM A

Section III. Findings Regarding Considerations Which Make Alternatives Analyzed In The EIR Infeasible

The following findings and statement of fact regarding Project alternatives identified in the EIR are set forth to comply with the requirements of Section 15091(a)(3) of the CEQA Guidelines.

CEQA requires an EIR to assess a reasonable range of project alternatives that would achieve the project objectives with less environmental impact than the proposed project. The *State CEQA Guidelines* Section

15126(d)(2) requires that a "No Project" alternative must also be presented in an EIR. The ten alternatives considered include those that offer substantial environmental advantages over the proposed project, and that may feasibly be accomplished considering the various economic, environmental, social, technological and legal factors. The alternatives identified for consideration are as follows:

- **Alternative A:** **No Project:** Continuation of the existing Kern County General Plan.
- **Alternative B:** **Update Pre-1990 General Plan Elements Only:** Update Elements of the Kern County General Plan that were adopted before 1990.
- **Alternative C:** **Focus Future Development in Urban Areas:** Incorporation of additional policies into the Kern County General Plan that would provide stronger encouragement to confine urban development to incorporated cities and unincorporated urbanized communities.
- **Alternative D:** **Conservation/Habitat Linkage/Greenbelt:** Emphasize protection of valuable habitat areas, emphasize conservation of natural resources and promote establishment of greenbelt areas around existing urban communities.
- **Alternative E:** **Separate General Plans for the Mountain, Valley and Desert regions:** Focus individual General Plans on the unique characteristics of the separate geographical regions.
- **Alternative F:** **Multimodal/Transportation Centered:** Allow development only along freeway corridors and identified light rail routes, with development of extensive bicycle, pedestrian and electric vehicle network.
- **Alternative G:** **Restrictive Urban Area Development:** Allow development in identified urban areas only, including incorporated cities and targeted unincorporated communities that meet identified criteria within an established urban limit line.
- **Alternative H:** **Restrictive Development: Incorporated Cities and Lots of Record Only:** Allow development only in existing incorporated areas and unincorporated areas only on legal lots of record with vested rights.
- **Alternative I:** **Industry-Centered:** Development outside of existing incorporated cities and unincorporated communities restricted to industrial development, including agriculture, dairy, oil, power generation, warehousing, manufacturing, renewables (e.g., wind, solar, geothermal), communication facilities and mining, with no consideration given to military airspace, residential development or retail commercial.

- **Alternative J: New Town:** New development outside existing incorporated cities and unincorporated communities allowed only on identified large, vacant areas of 3,000 or more acres with mixed use, residential, commercial and recreational areas, with emphasis on jobs/housing balance, and including alternative transportation networks for bicycle, pedestrian, equestrian and electric vehicles.

Project Objectives

The California Planning and Zoning Law, Government Code Sections 65000 et seq., establishes the General Plan as the foundation and central feature of the local planning process. The Revised Kern County General Plan is intended to revise the existing Kern County General Plan to take into account the demographic, economic and environmental changes that have occurred since the most recent revisions to the General Plan, and to integrate the document to ensure that it remains a useful tool for the future planning of Kern County.

The objectives of the project include the following:

- Encourage economic development that creates jobs and capital investments in urban and rural areas that benefits residents, businesses, industries as well as ensuring future governmental fiscal stability; while encouraging new development to utilize existing infrastructure and services wherever feasible in the County's urban areas.
- Adopt policies and goals that reflect the County's ongoing commitments to consult and cooperate with federal, State, regional and local agencies to plan for the long-term future of Kern County.
- Ensure the protection of environmental resources and the development of adequate infrastructure, with specific emphasis on the conservation of agricultural areas, the discouragement of unplanned urban growth, ensuring water supplies for future growth and addressing air quality issues.
- Revise the County's General Plan to reflect the ongoing activities, changes in laws and regulations, and demographic characteristics of the community to ensure that the interests of the County in the health, safety and welfare of residents and visitors are reflected in current policies and goals.
- Maintain compliance with the provisions of the State Planning and Zoning Law as they relate to General Plan requirements.

ALTERNATIVE A: NO PROJECT

Description

Under Alternative A, the General Plan would be continued in its existing form. No new goals, policies or implementation measures would be adopted. Proposed amendments to the General Plan maps would be evaluated based on the current policies. Integration of new legislation would be through additional staff procedures, outside the General Plan document.

California law requires each planning agency, including the County of Kern, to maintain a General Plan that complies with the California Planning and Zoning Law (Government Code Sections 65300 et seq.). The General Plan is the comprehensive, long-term plan for the physical development of the County, and any land outside its boundaries which in the planning agency's judgment bears relation to its planning.

Implementation

Because state law requires the County to adopt and maintain a General Plan, the No Project Alternative includes continuation of the various provisions of the existing General Plan.

The No Project Alternative would include action by Kern County, if needed, to maintain its existing General Plan provisions in effect as a legally enforceable document. The County is required to maintain a General Plan in effect, and the alternative of proceeding without a General Plan in effect is infeasible.

The policies, goals and implementation measures that are included in the Revised General Plan would reduce environmental impacts discussed in this EIR. Those policies and goals establish additional considerations and review requirements for development that could otherwise result in soil erosion, impacts to oak woodlands, impacts on natural communities and special-status species, fire protection services, parks facilities and cultural resources, water resources and comprehensive agricultural preservation policies. The proposed policies and goals in the Revised General Plan would result in General Plan authority for a heightened level of review and consideration for individual projects, particularly General Plan Amendments and the encouragement of Smart Growth to curb sprawl that could have impacts in these areas. These proposed new policies or goals would not be adopted if the existing General Plan remains in effect without changes.

Impacts, Analysis and Conclusion

The existing General Plan provisions allow development in the unincorporated portions of the County. Such development falls into three general categories: (1) mineral resources extraction and industrial uses; (2) agricultural uses; and (3) residential and commercial uses. Chapter 4 of this Draft PEIR discusses the impacts of development that could be generated under the Revised General Plan Update, and these impacts would be substantially the same under the existing General Plan. Significant and unavoidable impacts for the General Plan have been identified for Air Quality, Traffic, Agricultural land use, Noise and Biological Resources. If the General Plan were continued in effect without formal action, programmatic county wide environmental review would be required. It is likely that significant and unavoidable impacts for traffic, air quality, biological resources and noise would occur as a result of development and other activities permitted in the existing General Plan. Although they would continue to be evaluated on project level documents these impacts would not receive the same comprehensive evaluation on a county-wide basis. The proposed policies in the revised General Plan would not be adopted, and the provisions proposed in that document that mitigate various impacts, including the premature conversion of productive agricultural land would not be adopted.

The No Project Alternative would not avoid or minimize the impacts to traffic, air quality, biological resources, agricultural land use and noise that have been identified in the Revised General Plan Update. The No Project Alternative would not accomplish the County's goal to adopt an updated General Plan that takes into account the demographic, economic and environmental changes that have occurred since the most recent revisions to the General Plan, and would not meet the project objectives.

In accordance with CEQA Guideline 15091, the Kern County Board of Supervisors thus finds that this alternative cannot feasibly obtain the objectives of the Project, will not significantly reduce or avoid the

significant impacts of the Project and is less desirable than the proposed Project and rejects this alternative.

ALTERNATIVE B: UPDATE PRE-1990 GENERAL PLAN ELEMENTS ONLY

Description

Alternative B would result in the revision to those General Plan Elements that were last adopted prior to 1990. While the General Plan does not expire on a certain date, the County's objectives include the consideration of demographic, economic and environmental changes that have occurred in the County, and this alternative would assure that the older General Plan Elements would be updated as part of this process.

Implementation

The following Elements would be scheduled for updating: Land Use, Conservation and Open Space Element (adopted 1982); Safety and Seismic Safety Element (adopted 1976); and Energy Element (adopted 1989).

The procedure established under Alternative B would have some drawbacks in terms of long-range planning. Each of the Elements to be updated separately must nonetheless maintain consistency with the remaining Elements of the General Plan. Updating the land use designations, for example, could affect the amount of traffic generated in the unincorporated portions of the County. Because the Circulation Element would not be scheduled for updating, the potential exists for inconsistency between the land use discussion and analysis for the update and the existing traffic and circulation discussion in the Circulation Element. The remaining elements not updated (Circulation, Noise, Public Facilities and Recreation) would have references and discussions that could be inconsistent with the updated elements as the objectives for the General Plan may change goal and policy direction.

Impacts, Analysis and Conclusion

The procedure followed under Alternative B could result in policies and goals that would address the impacts on air quality, traffic, biological resources and noise as part of the review of the Land Use, Conservation and Open Space Element. The Circulation Element would not be part of the process, however, and there is no assurance that Alternative B would address the potential inconsistency between the Elements that could result or result in implementation for impacts from traffic to the level of assurance required by CEQA.

Alternative B would have the additional drawback of addressing the General Plan on a piecemeal basis. This could result in inconsistency between the various Elements, and confusion regarding the interrelationship of the various Elements. Adopting one or more Elements in this manner would tend to discourage public oversight and participation, since there would be multiple documents and multiple hearings.

While Alternative B could potentially reduce the project impacts on air quality, biological resources and noise, the alternative would have no established mechanism for addressing impacts on traffic and circulation. Nor would Alternative B entirely accomplish the project objective of updating the General Plan to reflect recent demographic, economic and environmental changes.

In accordance with CEQA Guideline 15091, the Kern County Board of Supervisors thus finds that this alternative cannot feasibly obtain the objectives of the Project, will not significantly reduce or avoid the significant impacts of the Project, is less desirable than the proposed Project and rejects this alternative.

ALTERNATIVE C: FOCUS FUTURE DEVELOPMENT IN URBAN AREAS AND UNINCORPORATED URBANIZED COMMUNITIES

Description

Alternative C would incorporate additional policies into the Kern County General Plan that would provide stronger encouragement to confine urban development to incorporated cities and unincorporated urbanized communities.

In this Alternative, General Plan amendments and development would only occur in the incorporated cities: Bakersfield, California City, Arvin, Delano, Maricopa, McFarland, Ridgecrest, Shafter, Taft, Tehachapi, Wasco and the unincorporated urbanized communities that include, but are not limited to: Metropolitan Bakersfield General Plan, Kernville, Lake Isabella, Inyokern, Mojave, Boron, Rosamond, Golden Hills, Stallion Springs and Buttonwillow as well as land areas within other adopted specific and rural community plans.

Implementation

Alternative C would include strict limits on future residential and commercial development in General Plan amendments in the unincorporated portions outside of urbanized communities. Specific policies would limit the growth of the County to the areas best suited to absorb the potential additional population. This approach would seek to further encourage smart growth design and discourage residential, commercial and industrial development from encroaching on natural resource areas such as productive agricultural land, oil and gas production, wind energy, mining and sensitive biological resource areas.

Although the focus of the Revised General Plan is to encourage development in existing urban areas, Alternative C would mandate that new development occur only in those urban areas and ensure that the social and environmental effects of any growth outside the urban areas would include fundamental policy guidance for consideration by the Board of Supervisors.

The goals and policies that could be adopted would include the following:

- Identify existing incorporated cities and established urban areas that are appropriate for development;
- Identify land use designations in the unincorporated portions of the County for the purpose of identifying land areas where a reduction in allowable development intensity should be considered. This could include areas that are not contiguous to an incorporated city, unincorporated urbanized community, or in an adopted specific or rural community plan;

- Provide that new residential, or commercial development shall be located within the existing urbanized areas or established specific plans, and in incorporated portions of Kern County;
- Provide that all development within a City's sphere of influence will be subject to the City's General Plan, zoning and other development standards, and that annexation, when feasible, must be completed prior to the commencement of construction; and
- Proposed projects shall demonstrate the sufficiency, and physical existence of public services and facilities, or contribute financially to established infrastructure, as part of the project application and consideration.

Impacts, Analysis and Conclusion

Alternative C policies and goals would provide a more substantial policy basis for requiring that new development be located within urban areas when feasible. Such policies would seek to avoid situations in which development occurs within the County but lacks adequate infrastructure, including those areas dependent on unpaved roads, rural residential septic service, water wells, and unimproved storm drainage facilities.

New development generates additional demand on public services, including fire protection, emergency medical response, police protection and County services such as library and medical care. Development that occurs within urbanized area can more easily link to existing providers with established levels of service, and a determination can be made as to what conditions, if any, in the project approval process might be developed to ensure that the new development provides adequate assurance that no diminution in service levels would result.

The policies and goals would recognize that there are areas of the County in which annexation is infeasible. New development in such areas can become a serious burden on existing public services, and the policies would encourage consideration of the potential impact on such services as part of the planning process. Policies could provide that residential development in such areas should be rural in character, and that development of large housing projects that could generate substantial demand for emergency medical services would not be consistent with such policies.

Residential development under Alternative C would be focused in the incorporated cities' spheres of influence, in established urbanized communities or areas subject to approved specific plans. Any development outside these areas would be based on existing designations and be rural and low-density in character if located in an area where annexation is infeasible. This alternative could encourage the use of public transit, transit-oriented development and reduction of commuting times by providing housing in areas that are in close proximity to job centers. This could reduce the number and length of automobile trips, which are primary contributors to air quality emissions and noise, and reduce the number and length of trips. This could have resulting benefits by reducing noise generated by motor vehicle trips.

Alternative C would minimize the growth inducing impact of new residential and commercial development in the rural areas. Extension of infrastructure for water and sewer removes an obstacle to growth, making the process of locating supply, financing infrastructure development, and paying for the required maintenance and upgrades a more difficult process. Alternative C would, in that regard, reduce the impacts on public services and utility structures.

The reduction in traffic and air emissions that could occur cannot be estimated with any reasonable level of accuracy, and it cannot be known whether such reductions would reduce the impacts to a less than significant level. Additional impacts would be generated from the concentration of growth in the urbanized areas that do not currently have adequate infrastructure.

Funding to upgrade roads, water and sewer for incomplete urbanized communities and the incorporated cities has not been available at the level needed in the past and is unlikely to be available in the next 10 to 20 years. Funding mechanisms exist, such as the establishment of County Service Areas, Assessment Districts, increases in sales tax revenue and bond measures, to generate significant funding, but require voter approval that may be problematic. Incorporated cities would not be subject to the Kern County General Plan and could continue to annex and convert important farmland and encroach on other resource uses, without smart growth policies thereby negating to some extent the protections in place in the Kern County General Plan. It is probable that this alternative could reduce air quality emissions.

In accordance with CEQA Guideline 15091, the Kern County Board of Supervisors thus finds that this alternative cannot feasibly obtain the stated objectives of the Project, will reduce or avoid some but not all the significant impacts of the Project, is less desirable than the proposed Project and rejects this alternative.

ALTERNATIVE D: CONSERVATION/HABITAT LINKAGE/GREENBELT

Description

Conservation/Habitat Linkage/Greenbelt: Alternative D would establish conservation as the primary focus of the General Plan Update. The plan would emphasize protection of habitat areas, natural communities, and conservation of natural resources within urban communities and the establishment of greenbelt areas around existing urban communities. The results of the General Plan goals, policies and implementation would be the permanent acquisition of large unfragmented blocks of private land, programs to reestablish species into identified habitat areas where their numbers have been reduced, removal of barriers to wildlife movement, such as paved roads, structures and water delivery infrastructure and identification within the urban areas of remaining habitat that could be permanently protected from development. Natural resource uses, such as oil, agriculture, mineral exploration and extraction and wind would be allowed to continue, but land use practices that affect wildlife and plants adversely would not be permitted. Environmental review of project proposals would include ministerial as well as discretionary projects and impacts on habitat, wildlife, and plants would be a primary focus of the review.

Implementation

The approach taken in this alternative would include adoption of goals, policies and implementation measures that would provide generally as follows:

- Identification of existing areas of sensitivity for biological resources, the design of a linkage corridor for the entire County based on an ecosystem approach.

- Identification of the spheres of influence of existing incorporated cities in the County, and reasonable growth projection boundaries for existing urbanized areas, that would establish identifiable areas of existing and future development;
- Review of existing General Plan map code designations in relation to the areas of sensitive for biological resources, the linkage corridor and large blocks of unfragmented land. General Plan designations for urban uses in these areas would be considered inconsistent with the plan and considered for reductions in intensity.
- Adoption of provisions that establish the maintenance of greenbelts or areas of open space between urbanized communities as County policy.
- Adoption of implementation policies and programs for a complete review of the County Ordinances (Zoning, Land Division, and Development Standards) to identify uses, practices and standards that are not consistent with focus on conservation.
- Establish policies for review of ministerial as well as discretionary projects for environmental impacts to habitat, wildlife and plants.
- Adopt provisions for funding mechanisms and programs to identify, acquire and manage the identified sensitive areas, greenbelts, habitat and linkage corridors.

Impacts, Analysis and Conclusion

This alternative would adopt an approach that focuses first on biological resources, habitat and corridors, identifying areas in which urban encroachment would be discouraged or prohibited. Land use designations would be developed that are consistent with General Plan policy provisions that would protect open space areas and areas with sensitive biological resources.

The alternative would provide a higher degree of protection for biological resources by establishing a policy basis for protection of sensitive areas. With this policy basis, urban development would be discouraged in such areas, with encouragement for development in existing urban areas to the extent that biological resources are not adversely affected.

The alternative would also promote establishment of formal greenbelts between urbanized areas. This would have beneficial impacts on public services by discouraging leap-frog development beyond the existing urban service boundaries, and avoiding urban development of large tracts of land that create growth-inducing pressure in surrounding areas. Other governmental services could be adversely affected as restricted lands outside urban areas are no longer available for solid waste facilities, airports, and road construction. The tax base and job generation would be curtailed as energy development, agricultural industries, mining and rural housing was limited by costly mitigation or the proliferation of restricted

conservation areas. Combined with restrictions on public land for multiple use, certain activities, such as mining, could be eliminated entirely from the county. Loss of prime and important farmland would increase as identified properties are acquired for greenbelts or habitat linkage and left fallow or reestablished as habitat. Required changes in farming practices to benefit the species could also result in loss of productivity and premature fallowing of land.

The resulting development in Kern County would be directed to existing urban areas, thus minimizing impacts on biological resources. With development focused in urban communities, it is likely that motor vehicle trips would be reduced due to the proximity of urban services to residents, thus reducing air emissions.

In accordance with the State CEQA Guidelines, this alternative has been determined to be the environmentally superior, as it would reduce significant impacts to air quality, traffic, biological resources and potentially water resources.

The objectives of the Kern County General Plan to encourage economic development and capital investment in both urban and rural areas that benefits residents, businesses and industrials would not be achieved by this alternative. Loss of tax base as land was permanently conserved would not meet the objective of future governmental fiscal stability.

In accordance with CEQA Guideline 15091, the Kern County Board of Supervisors thus finds that this alternative cannot feasibly obtain the stated objectives of the Project and while it will avoid or reduce the significant impacts of the Project, is less desirable than the proposed Project and rejects this alternative.

ALTERNATIVE E: SEPARATE GENERAL PLANS FOR THE MOUNTAIN, VALLEY AND DESERT REGIONS

Description

Separate General Plans for the Mountain, Valley and Desert regions: Focus individual General Plans on the unique characteristics of the separate geographical regions. In addition to the Metropolitan Bakersfield General Plan, the county would have three separate general plans; Valley outside Metropolitan Bakersfield General Plan, Mountains incorporating Frazier Park/ Lebec, Tehachaphi and Kernville/Lake Isabella and Desert encompassing Mojave, Rosamond, Willow Springs, and Boron, to Ridgecrest. Each General Plan would develop a completely separate set of goals, policies and implementation with a separate Program Environmental Impact Report.

Implementation

Under this alternative, the County would identify the three geographic regions of the County, and proceed with the preparation of separate General Plans for each. The goals and policies that might be adopted include:

- Policies that reflect different objectives and emphasize in each geographical area :
i.e. Valley – pressures of growth and land use compatibility, Mountain: rural lifestyle, infrastructure deficiencies and generating tourism and Desert; economic stimulus and compatibility with restrictions from public lands and water availability.
- Implementation mechanisms for providing consistency with ordinances that apply county wide, such as the zoning, land division and development standards, or adoption of separate ordinances for each area.
- Implementation programs to resolve inconsistency with already adopted Specific Plans in the different areas.
- Policies to ensure compatibility and consistency on county wide issues, such as Circulation where different standards could be problematic where geographic areas meet; i.e. Mountain and Desert.

Impacts, Analysis and Conclusion

While the process of developing separate General Plans for each of the County's three geographical regions could focus the public discussion and review of particular environmental impacts and issues, the ultimate effect of the process would be unpredictable. The process could result in different policies on the same issue, such as use of septic systems that would be a significant impact in one General Plan and fully mitigated in the other. The same land use, such as conversion of agricultural land could have different policies, such that the land use shifts from one geographical area to the other increasing impacts. Funding for development, implementation and monitoring of the General Plan would be duplicative and increase demands on county staff. General plans that share the San Joaquin Valley Air Basin; portions of mountain and valley would be considering air impacts on a piecemeal basis, thereby preventing assessment of the full impact of the policy in question. While the objectives of the Kern County General Plan would be met by this alternative, on a cumulative level, impacts to traffic, air quality, biological resources, agricultural land use and noise would not be reduced to a lesser level of significance by having three separate plans.

In accordance with CEQA Guideline 15091, the Kern County Board of Supervisors thus finds that this alternative can feasibly obtain the objectives of the Project, but will not significantly reduce or avoid the significant impacts of the Project, is less desirable than the proposed Project and rejects this alternative.

ALTERNATIVE F: MULTIMODAL/TRANSPORTATION CENTERED

Description

Multimodal/Transportation Centered: Allow development only along freeway corridors and identified light rail routes, with development of extensive bicycle, pedestrian and electric, electric/hybrid and natural gas vehicle networks. The Circulation element would become the primary focus of the General Plan update. Design of the light rail routes would connect urbanized areas and alternative transportation networks

Implementation

The County would identify the major transportation corridors in the County, and adopt policies consistent with the following guidelines:

- Residential, retail commercial and professional office development will be encouraged to locate in County areas that have been identified as transportation zones, with current or planned access to development modes;
- Development in areas with access to light rail will include mixed-use development to encourage light-rail ridership during most portions of the day, seven-days per week;
- Location of general plan designation would be based on the circulation element and future light rail, alternative trails and transportation network and roadways would be identified and protected from development. Existing general plan designations that were inconsistent with the system would be considered for change. Any isolated communities that could not be economically connected to the system would be limited to existing conditions and not permitted any growth.
- The County shall identify travel paths and trails appropriate for use by pedestrians, bicyclists and electric vehicles, and will encourage the development of the system in a manner that promotes the safe and efficient use of all modes of travel;
- The County will adopt policies and programs that promote the use of transportation modes other than the single-occupant motor vehicle.

Impacts, Analysis and Conclusion

The development of a multi-modal transportation system in the County, as encouraged by the County policies that would be adopted as part of this alternative, would tend to reduce trips taken via a single-occupant motor vehicle. This would have the beneficial impact of reducing air emissions and noise generated by motor vehicles. This alternative would have the goal of reducing congestion caused by inadequate roadway infrastructure, which could result in fewer air emissions.

This alternative could generate increased development along major transportation routes, and this could result in construction and operational impacts on affected neighborhoods. Alternative transportation modes (e.g., light rail) would produce some impacts (e.g., noise) that would not be generated by the proposed general Plan policies.

Impacts to biological and agricultural resources would remain significant under this alternative as the transportation system would be the primary focus and large unfragmented areas, such as habitat and agricultural areas, could likely be chosen for the new transportation networks. While meeting the projects objective of encouraging economic growth, the governmental cost of acquisition and construction of the multi-modal network would not contribute to future governmental fiscal stability. Therefore, this alternative would not meet the project objectives.

In accordance with CEQA Guideline 15091, the Kern County Board of Supervisors thus finds that this alternative cannot feasibly obtain the stated objectives of the Project, will reduce or avoid some but not all of the significant impacts of the Project, is less desirable than the proposed Project and rejects this alternative.

ALTERNATIVE G: RESTRICTIVE URBAN AREA DEVELOPMENT

Description

Restrictive Urban Area Development: Allow development in identified urban areas only, including incorporated cities and targeted unincorporated communities that meet identified criteria within an established urban limit line. Unincorporated urban communities that might be identified as having adequate infrastructure and resources for further growth include, Rosamond, Mojave, and Kernville. Communities that might not meet the criteria include Boron, Randsburg, Buttonwillow, and Willow Springs.

Implementation

The County would identify incorporated cities and unincorporated communities that have existing urban development, and adopt policies that would allow development within these areas, and restrict development elsewhere. The goals and policies that might be adopted include:

- Establishment of criteria for unincorporated communities to identify those that can accommodate future growth.
- Development of Specific Plans for all identified communities that meet the criteria.
- Policies to address limited infill on already existing lots of record for the communities that do not meet the criteria, with a clear boundary around each such community, past which development could not occur.
- Policies that give priority for funding of capital projects and job generation to the identified communities for future growth.

Impacts, Analysis and Conclusion

Restricting urban development to areas in which there is existing urban development is intended to have several beneficial effects: (1) existing urban services and infrastructure would be present to serve the new

development, thus minimizing the land area and resources needed to serve the new development; (2) new development would have access to existing urban services, and would minimize the impact on the providers of public services; (3) open space would be preserved by focusing new development in areas that are already subject to urban development.

Focusing new development in this manner would tend to reduce air emissions from motor vehicles, because population growth would tend to occur in areas with access to urban services and job opportunities. Open space and sensitive biological resources would be preserved by avoiding large-scale development in open space areas, and reducing development pressure on lands in agricultural production. Significant noise impacts from railroads, air and highway traffic could be increased as infill development concentrates in existing urban rail corridors.

Existing communities that do not meet the criteria for growth would continue to have infrastructure deficiencies and lack of housing that would be detrimental. The objectives of the Kern County General Plan to encourage economic development and capital investment in both urban and rural areas that benefits residents, businesses and industrials would not be achieved by this alternative.

In accordance with CEQA Guideline 15091, the Kern County Board of Supervisors thus finds that this alternative cannot feasibly obtain the stated objectives of the Project, will reduce or avoid some but not all of the significant impacts of the Project, is less desirable than the proposed Project and rejects this alternative.

ALTERNATIVE H: RESTRICTIVE DEVELOPMENT

Description

Restrictive Development: Incorporated Cities and Lots of Record Only: Allow development only in existing incorporated areas and unincorporated areas only on legal lots of record with vested rights. Existing unincorporated communities would be limited to current parcels and undeveloped general plan designations in isolated areas would be removed.

Implementation

Policies would be added to the General Plan that would restrict new development to those areas within incorporated cities, and areas outside city limits where development entitlements exist for lots of record. The goals and policies that might be adopted include:

- Policies that define vested rights for development and at what stage of approval the rights are vested.
- An implementation program to inventory and categorize the millions of acres in the unincorporated General Plan areas as to its historical use, conditional use and vested right to development based on the definition in the General Plan.

- Identification of parcels with approvals that have not vested and removal of those approvals by the Board of Supervisors.
- Policies to address the removal of infrastructure improvements, assessment districts and county service areas for unincorporated areas for capacity that exceeds the determined legal of lots of records right to build. Property owners with no vested rights could not legally be assessed for the improvements.

Impacts, Analysis and Conclusion

This alternative would tend to restrict new development to urbanized areas of the County. Impacts in terms of air emissions would be reduced with this alternative. It would negatively impact public facilities as infrastructure investments made in advance of need, would now not be utilized or be unable to be legally financed. Long-term planning for urbanized unincorporated communities would have to be reassessed as anticipated growth and job generation would not occur. Impacts to biological resources and agricultural land could increase as antiquated subdivisions and smaller size lots become attractive for development in the now limited unincorporated areas. While the General Plan could adopt policies to merge these quasi –legal lots, litigation and takings claims would also increase for county. Cost of public services could increase as the replacement of government facilities, such as fire stations and libraries and schools, is limited to legal lots of record with vested rights, therefore increasing the market cost of such properties.

The objectives of the Kern County General Plan to encourage economic development and capital investment in both urban and rural areas that benefits residents, businesses and industrials as well as ensuring future government fiscal stability would not be achieved by this alternative.

In accordance with CEQA Guideline 15091, the Kern County Board of Supervisors thus finds that this alternative cannot feasibly obtain the stated objectives of the Project, will reduce or avoid some but not all of the significant impacts of the Project, is less desirable than the proposed Project and rejects this alternative.

ALTERNATIVE I: INDUSTRY-CENTERED

Description

Industry-Centered: Development outside of existing incorporated cities and unincorporated communities restricted to industrial development, including agriculture, dairy, oil, power generation, warehousing, manufacturing, renewables (e.g., wind, solar, geothermal), communication facilities and mining, with no consideration given to military airspace, residential development or retail commercial. Existing rural residential uses would be limited to current parcels and undeveloped general plan designations in isolated areas would be removed.

Implementation

This alternative would give policy primacy to the future development of various industrial uses. The policy approach would be based on a recognition of the key role industrial uses have played in Kern County, and would seek to provide a policy basis for favoring such uses over retail commercial, professional office and residential uses.

Impacts, Analysis and Conclusion

There are a variety of types of industrial uses that could be encouraged by this alternative, including biomass cogeneration facilities, expansion of mining, cellular and HDTV towers, dairies and solar. While this alternative would avoid some impacts that would be generated by development of residential and commercial activities that would be allowed in the proposed General Plan, development and operation of industrial uses as encouraged by this alternative could have significant impacts. For example, some industrial uses would generate noise that could be considered excessive; dairy operations generate impacts in terms of air emissions that are of concern; and mining can produce air quality, noise and aesthetic concerns that could be significant. Industries and uses important to the fiscal stability of the county, such as military testing and training, residential construction and tourism, could be negatively impacted by this alternative. The objectives of the Kern County General Plan to encourage economic development and capital investment in both urban and rural areas that benefits residents, businesses and industrials would not be achieved by this alternative.

In accordance with CEQA Guideline 15091, the Kern County Board of Supervisors thus finds that this alternative cannot feasibly obtain the stated objectives of the Project, will not reduce or avoid the significant impacts of the Project, is less desirable than the proposed Project and rejects this alternative.

ALTERNATIVE J: NEW TOWN

Description

New Town: New development outside existing incorporated cities and unincorporated communities allowed only on identified large, vacant areas of 3,000 or more acres with mixed use, residential, commercial and recreational areas, with emphasis on jobs/housing balance, and including alternative transportation networks for bicycle, pedestrian, equestrian and electric vehicles. Small rural residential and commercial uses would be limited to existing, established uses. Fragmentation of large, vacant areas that potentially could be developed as new towns would be discouraged. Economic incentives would be provided for businesses to relocate to a new town area from outside the county.

Implementation

This alternative would provide strong policy support for restricting urban development to existing urban centers, and to large areas that could be master-planned for mixed-use development. The policy guidance established for bicycle, pedestrian, equestrian and electric vehicle use would be similar to the approach identified in Alternative F.

The policies would recognize that piecemeal development outside of incorporated cities and unincorporated communities often generates substantial demands on the existing urban infrastructure, and in development that converts large tracts of land to urban uses, thereby inducing growth by removing some obstacles to growth (e.g., roadway development) while failing to respond to the needs of the new population (e.g., costly installation of sewer collection, conveyance and treatment facilities).

The goals and policies that might be adopted include:

- Identification of potential areas for new town development
- Policies to support the establishment of conservation programs for other identified areas to provide mitigation for the new town development
- Restrictive goals and policies on any development outside established urban communities for smaller (under 3,000 acre) developments.
- Specific guidelines and requirements for the development of the new towns as specific plans with mandatory mixed use, multi-modal, pedestrian encouraging design.

Impacts, Analysis and Conclusion

Review of development proposals for new areas of development could result in better design of urban amenities (e.g., roadways, landscaping) and could reduce impacts otherwise associated with the extension of the urban environment into previously uninhabited areas. Restricting development to large-scale proposals could be combined with policy requirements regarding funding of infrastructure needed, which could minimize the need for later construction and development that affects the physical environment.

This alternative could reduce the impact on infrastructure, but would tend to be as growth inducing as the development pattern that would be allowed in the proposed General Plan Update. Impacts on the environment from new development would probably be similar to those that would occur with the proposed General Plan although impacts on air quality would tend to be reduced through transportation alternatives. Impacts on conversion of agricultural land use could be increased as large, contiguous land holdings tend to have been in farming operations.

The objectives of the Kern County General Plan to encourage economic development in both urban and rural areas that benefits residents, businesses and industrials would not be achieved by this alternative. Rural areas would not be able to expand or attract jobs as readily in comparison to the new towns. Housing prices in the new towns could outpace job generation and cause an affordable housing shortage as development is further restricted outside the urban areas.

In accordance with CEQA Guideline 15091, the Kern County Board of Supervisors thus finds that this alternative cannot feasibly obtain the stated objectives of the Project, will reduce or avoid some, but not all the significant impacts of the Project, is less desirable than the proposed Project and rejects this alternative.

EXHIBIT A
STATEMENT OF OVERLAPPING CONSIDERATIONS
STATE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES
SECTION 15093

FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT
Update of the Kern County General Plan
(SCW 200207007)

Pursuant to Section 15093 of the California Environmental Quality Act (CEQA), decision-makers are required to balance the benefits of a proposed project to environmental environmental risks in determining whether to approve a project. In the event the benefits of a project outweigh the unavoidable adverse effects, the adverse environmental effects may be considered "acceptable". The California Environmental Quality Act Guidelines require that, when a public agency allows for the occurrence of significant effects which are identified in the Final Program Environmental Impact Report for the Kern County General Plan, the agency shall make it known the specific reasons the action was approved. For purposes of overlapping consideration, there shall be included in the record of project approval and shall be included in the finding of determination.

To the extent the significant effects of the project are not avoided or substantially lessened to a level of insignificance, the Kern County Board of Supervisors having reviewed and considered the information contained in the Final Program Environmental Impact Report for the Kern County General Plan and having reviewed and validated the information contained in the public record, and having evaluated the benefits of implementation of the Kern County General Plan to the year 2010 against the unavoidable effects which remain, finds that such benefits weigh in its acceptance in consideration of the following overlapping considerations:

The Kern County Board of Supervisors finds that all feasible mitigation measures have been proposed in the project record to less than significant and performance. The advantages to the project are substantial because they have greater environmental impacts, will not provide the benefits of the implementation of the defined objectives of the Kern County General Plan or any other state or local environmental objectives as fully described in the project findings.

The environmental analysis conducted for the Kern County General Plan Update indicates the project would result in a significant impact on air quality, including but not limited to, particulate matter, carbon monoxide, nitrogen dioxide, and volatile organic compounds, as well as other hazardous air pollutants, which would represent a significant adverse environmental effect.

Benefits from the implementation of the Kern County General Plan which include growth, jobs, and infrastructure benefits include the following:

Increased development that will create jobs and social infrastructure, which will have the benefits of increased economic activity, increased tax revenue, and increased public safety. The Board of Supervisors approved the County's Economic Development Strategy in June 1998, emphasizing the following: a focus on reducing the County's public infrastructure employment opportunities for County residents and a policy expanding business development and increasing business in the industry cluster, high technology, value-added agriculture, aerospace, chemical, and plastic, telecommunications, financial services, tourism, recreation, and film.

1. Introduction

The purpose of this report is to provide a comprehensive overview of the current state of the art in the field of artificial intelligence, with a focus on the applications of machine learning and deep learning.

This report is organized as follows: Section 2 provides a brief overview of the history and current state of artificial intelligence. Section 3 discusses the applications of machine learning and deep learning in various domains. Section 4 discusses the challenges and future directions of artificial intelligence research.

Section 5 discusses the ethical implications of artificial intelligence and the need for responsible AI development. Section 6 concludes the report and provides a summary of the key findings.

2. History and Current State of Artificial Intelligence

Artificial intelligence (AI) is a branch of computer science that deals with the creation of intelligent machines that can perform tasks that typically require human intelligence. The history of AI can be traced back to the early 20th century, when researchers began to explore the possibility of creating machines that could think and learn like humans.

In the 1950s, the field of AI was formalized, and researchers began to develop algorithms and models that could simulate human intelligence. This led to the development of the first AI programs, which were designed to play games like checkers and chess. In the 1960s, the field of AI expanded to include areas like natural language processing and computer vision.

In the 1970s, the field of AI was characterized by a period of relative stagnation, as researchers struggled to develop more powerful AI systems. However, in the 1980s, the field of AI experienced a resurgence, as researchers began to develop more sophisticated algorithms and models that could handle more complex tasks.

In the 1990s, the field of AI continued to grow, and researchers began to develop AI systems that could perform tasks like image recognition and speech recognition. In the 2000s, the field of AI reached a new level of sophistication, as researchers began to develop AI systems that could learn from data and improve their performance over time.

3. Applications of Machine Learning and Deep Learning

Machine learning (ML) and deep learning (DL) are two of the most powerful and versatile tools in the AI toolbox. They have a wide range of applications in various domains, including healthcare, finance, marketing, and manufacturing.

EXHIBIT B
STATEMENT OF OVERRIDING CONSIDERATIONS
STATE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES
SECTION 15093

FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT
Update of the Kern County General Plan
(SCH# 2002071027)

Pursuant to Section 15093 of the California Environmental Quality Act Guidelines, decision-makers are required to balance the benefits of a project against its unavoidable environmental risks in determining whether to approve a project. In the event the benefits of a project outweigh the unavoidable adverse effects, the adverse environmental effects may be considered "acceptable". The California Environmental Quality Act Guidelines require that, when a public agency allows for the occurrence of significant effects which are identified in the Final Program Environmental Impact Report but are not at least substantially mitigated, the agency shall state in writing the specific reasons the action was supported. Any statement of overriding consideration should be included in the record of project approval and should be mentioned in the Notice of Determination.

To the extent the significant effects of the project are not avoided or substantially lessened to a level of insignificance, the Kern County Board of Supervisors having reviewed and considered the information contained in the Final Program Environmental Impact Report for the Kern County General Plan and having reviewed and considered the information contained in the public record, and having balanced the benefits of implementation of the Kern County General Plan to the year 2020 against the unavoidable effects which remain, finds that such unmitigated effects to be acceptable in consideration of the following overriding considerations discussion.

The Kern County Board of Supervisors finds that all feasible mitigation measures have been imposed to lessen project impacts to less than significant and furthermore, the alternatives to the project are infeasible because they have greater environmental impacts, will not provide the benefits of the accomplishment of the defined objectives of the Kern County General Plan or are otherwise socially or economically infeasible as fully described in the project findings.

The environmental analysis undertaken for the Kern County General Plan Update indicated the project would result in contributions to cumulative traffic, air quality, cumulative traffic noise, cumulative railroad noise, cumulative biological resources and cumulative conversion of prime farmland that would represent a significant adverse unavoidable effect..

Benefits from the implementation of the Kern County General Plan text which contains Goals, Policies and Implementation measures include the following::

- Economic development that will create jobs and capital investments in urban and rural areas that benefits residents, businesses, industries as well as ensuring future governmental fiscal stability. The Board of Supervisors approved the County's *Economic Development Strategy* in June 1999. Implementing the Strategy is key to realizing the County's goals for improving employment opportunities for County residents and a strong expanding economy based on developing businesses in nine industry clusters: High technology, Value added agriculture, Aerospace, Chemicals and Plastics, Textiles/Apparel, Financial services, Tourism, Retirement, and Film

Production. The Kern County Economic Forecasts (2003 -2020) show 4,836 new homes permitted, \$10.6 billion in retail sales, \$38.8 billion in personal income, \$ 3.5 million in farm crop value and \$10.1 billion in industrial production. The Kern County General Plan will accommodate this growth while ensuring the provision of public services and infrastructure and the protection of environmental values and quality of life.

- A focus for new development to utilize existing infrastructure and services wherever feasible in the County's urban areas, including unincorporated urbanized communities.
- The adoption of policies and goals that reflect the County's ongoing commitments to consult and cooperate with federal, State, regional and local agencies to plan for the long-term future of Kern County.
- Revisions to existing policies to ensure the protection of environmental resources and the development of adequate infrastructure, with specific emphasis on the conservation of agricultural areas, the discouragement of unplanned urban growth, ensuring water supplies for future growth and addressing air quality issues.
- Revisions to reflect the ongoing activities, changes in laws and regulations, and demographic characteristics of the community to ensure that the interests of the County in the health, safety and welfare of residents and visitors are reflected in current policies and goals.
- Deletion of redundant and/or completed policies, goals, and programs.

The Kern County Board of Supervisors makes the following finding, pursuant to Section 15093 of the California Environmental Quality Act Guidelines, with regard to the Statement of Overriding Considerations for the Kern County General Plan:

California Administrative Code, Title 14, Section 15093 (a) states: " If the benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered 'acceptable'. Based on the above discussion and on the evidence presented, the Kern County Board of Supervisors therefore finds that the benefits of the Kern County General Plan outweigh the adverse traffic, air quality, noise, cumulative biological resources, and cumulative loss of prime agricultural land, which can not be eliminated or reduced to a level less than significant.

SUMMARY OF BOARD OF SUPERVISORS ACTIONS

CASE NUMBER	RESOLUTION NUMBER	DATE ADOPTED	DESCRIPTION
GPA #112 MAP #602	2004-122	JUNE 15, 2004	Original adoption of Kern County General Plan

KERN COUNTY

GENERAL PLAN

Kern County Planning Department
2700 "M" Street, Suite 100
Bakersfield, CA 93301
www.co.kern.ca.us/planning
phone: (661) 862-8600
fax: (661) 862-8601

Approved June 15, 2004

1. The Board of Supervisors has the honor to acknowledge the receipt of the letter from the Kern County Planning Department dated 10/15/03, regarding the proposed project.

2. The Board of Supervisors has reviewed the project and has determined that the project is consistent with the General Plan.

3. The Board of Supervisors has approved the project and has authorized the Planning Department to proceed with the project.

4. The Board of Supervisors has approved the project and has authorized the Planning Department to proceed with the project.

5. The Board of Supervisors has approved the project and has authorized the Planning Department to proceed with the project.

6. The Board of Supervisors has approved the project and has authorized the Planning Department to proceed with the project.

7. The Board of Supervisors has approved the project and has authorized the Planning Department to proceed with the project.

8. The Board of Supervisors has approved the project and has authorized the Planning Department to proceed with the project.

www.kern.ca.us/planning
phone: (805) 882-5500
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Approved June 25, 2004

SUMMARY OF BOARD OF SUPERVISORS ACTIONS

<u>CASE NUMBER</u>	<u>RESOLUTION NUMBER</u>	<u>DATE ADOPTED</u>	<u>DESCRIPTION</u>
GPA #112, MAP #500	2004-192	JUNE 15, 2004	Original adoption of Kern County General Plan

SUMMARY OF BOARD OF SUPERVISORS ACTIONS

CASE NUMBER	RESOLUTION NUMBER	DATE ADOPTED	DESCRIPTION
GRA 4112 MAY 2004	2004 163	JUNE 16 2004	Original action County Board Ordinary Item

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INTRODUCTION

The General Plan is a policy document with planned land use maps and related information that are designed to give long-range guidance to those County officials making decisions affecting the growth and resources of the unincorporated Kern County jurisdiction, excluding the metropolitan Bakersfield planning area. This document helps to ensure that day-to-day decisions are in conformance with the long-range program designed to protect and further the public interest related to Kern County's growth and development. The General Plan also serves as a guide to the private sector of the economy in relating its development initiatives to the public plans, objectives, and policies of the County.

OBJECTIVES OF THIS GENERAL PLAN

The purpose of this General Plan is intended to fulfill the following objectives:

- Encourage economic development that creates jobs and capital investments in urban and rural areas that benefits residents, businesses, and industries, as well as ensuring future governmental fiscal stability while encouraging new development to utilize existing infrastructure and services wherever feasible in the County's urban areas.
- Adopt policies and goals that reflect the County's on-going commitment to consult and cooperate with federal, State, regional, and local agencies to plan for the long-term future of Kern County.
- Ensure the protection of environmental resources and the development of adequate infrastructure with specific emphasis on conserving agricultural areas, discouraging unplanned urban growth, ensuring water supplies and acceptable quality for future growth, and addressing air quality issues.
- Revise the County's General Plan to reflect ongoing activities, changes in laws and regulations, and demographic characteristics of the community to ensure that the interests of the County in the health, safety, and welfare of residents and visitors are reflected in current policies and goals.
- Maintain compliance with the provisions of State Planning and Zoning Laws as they relate to General Plan requirements.

GROWTH OPPORTUNITIES AND CHALLENGES FACING KERN COUNTY

Kern County is fortunate to have an abundance of natural resources, open space, productive farmland, an available labor market, and other features which are important to the County's continued growth and economic prosperity. Kern County's proximity to a large southern California urban area, coupled with the trend toward greater population growth within the Central Valley of California, will create development pressures, quality of life issues and rural-urban conflicts that will necessitate the use of a comprehensive long-

term planning strategy for ensuring a healthy balanced relationship among the County's residents, resources, land uses, and public facilities. In recognition of the dynamic forces that will affect the County's future growth, the Land Use, Open Space, and Conservation Element of the General Plan places specific emphasis on goals, policies, and programs that emphasize on managing economic growth, continuing natural resource and energy development, conserving agricultural areas, discouraging of unmanaged rural and urban development, ensuring adequate water supply for future urban growth, and addressing air quality issues as part of the land use planning process.

Promoting Managed Economic Growth

Kern County has a geographic orientation in California that is advantageous for continued economic growth. It is recognized that land use, circulation, changing economic circumstances, and other factors, are dynamic and may change over time due to changing market forces, economic factors and community needs. The County is strategically situated proximate to a large southern California urban area with available land, water, an available workforce, and resources that will provide for continued economic prosperity into the future. Major transportation facilities including north-south and east-west freeways, rail access, and a regional airport provide important attributes for the County's future economic prosperity. Due to the County's geographic diversity and available resources, opportunities exist for both rural and urban economic development.

Kern County has an approved economic development strategy that promotes a diversified economic base, as well as enhancing the County's competitiveness in attracting new business and encouraging growth of existing businesses. The County's Economic Development Strategy (prepared in 1999 by the Natelson Company, Inc.) and the adopted Economic Incentive Program help to promote economic growth and maintain a strong local economy.

Providing for Continued Agricultural Use

Agriculture continues to be Kern County's most economically productive industry that contributes to the nation and world's needs. Similar to the statewide trend, the County's agriculture areas are facing increasing pressure to convert productive farmland to housing, industrial, and commercial development. The General Plan Land Use, Open Space, and Conservation Element incorporates policies and programs that recognize the importance of agriculture and the necessity to manage this resource for future use. The planning document also recognizes that tax and economic incentives, available markets, and water are important factors to ensuring the long-term retention of agricultural use. The continued existence of large, contiguous areas of agricultural zoning, Williamson Act and Farmland Security Zone Programs, and the County's adopted Right-to-Farm/Right-to-Business Resolutions acknowledge agriculture's importance to the County.

Promoting Smart Growth Concepts to Effectively Manage the County's Future Development

Kern County's population is expected to exceed 1,088,600 people by the year 2020. As Kern County proceeds into the future, challenges will be faced in protecting the County's quality of life, a healthy environment, and a vibrant economy. The Land Use, Open Space, and

Conservation Element of the General Plan incorporates policies and implementation measures that are designed to avoid unplanned growth which causes traffic congestion, air pollution, and premature farmland conversion. Measures incorporated in this planning document include provisions to evaluate agriculture and resource land conversion proposals to ensure that premature and unplanned urban development does not occur. Land use compatibility measures, air quality provisions, water conservation, and other policy and implementation programs are incorporated to ensure that the character of future urban growth effectively manages County resources while promoting a vibrant economy in the coming years.

Pursuit of smart growth concepts within Kern County addresses the questions of how best to plan for and manage growth, when and where new rural and urban economic development should be built and located, and how to provide and finance the infrastructure required for serving a growing population. In its broadest sense, smart growth means meeting the underlying demand for economic development, effectively managing the County's agricultural, energy, and open space resources, promoting job growth and meeting housing demand by employing market sensitive and innovative land use planning concepts. The key elements of Kern County's smart growth strategy include:

- Anticipating and planning for rural and urban economic development in an orderly and predictable manner;
- Establishing a long-term comprehensive land use plan that recognizes continued agriculture and energy use;
- Managing open space and environmentally sensitive areas in accordance with the requirements of local, State, and federal laws; and
- Promoting innovative land use planning concepts that maximize efficient land use, assure compatibility between land uses, reduce vehicle trips, and encourage master planned developments and communities.

Enhancing the Linkage between Land Use and Water Supply Planning

This planning document recognizes that the relationship between water supply and land use planning is important to promoting future growth and a strong economy for Kern County's future. Recent State laws require local governments to ensure that development approvals occur with substantive, realistic assessments of the availability of a reliable water supply. The new laws require the verification of sufficient water supplies as a condition for approving certain developments and compel urban water suppliers to provide more information on the reliability of groundwater for a long-term timeframe. Long-term water supply planning is important to ensuring that rural and urban economic growth can be accommodated into the future.

Air Quality's Role in Land Use Planning

Because of Kern County's unique geographic location, air quality regulations will play a significant role in the development of new economic growth. Approximately 1/2 of Kern County is located within the San Joaquin Valley Air Basin and the remaining 1/2 is within the

Mojave Desert Air Basin. The San Joaquin Valley Unified Air Pollution Control District and the Kern County Air Pollution Control District are two agencies having responsibility for managing and permitting existing, new, and modified sources of air emissions to ensure conformance with federal, State, and local standards for air quality. The California Air Resource Board (CARB) has primary jurisdiction to control pollutants from motor vehicles. Kern County's nonattainment status for various air quality emissions will continue to play a role in the permitting of various land uses into the future. Air quality policies and programs are incorporated into the Land Use, Open Space, and Conservation Element to ensure that air quality mitigation is a consideration in the location and permitting of various land uses in Kern County.

Kern County's Importance in Energy Development

Kern County is widely recognized as significant to California's energy development. The County produces a substantial portion of California's oil and natural gas. Kern County ranks third in total wind power generation in the State. The County also has substantial electric and hydroelectric generation capacity, untapped geothermal and solar resources, and abundant municipal and agricultural wastes with energy potential. Recognizing the importance of energy development, Kern County has an adopted Energy Element that is incorporated as a part of the General Plan. The Energy Element and supportive policies and programs in the Land Use, Open Space, and Conservation Elements focus on the County's continued role in facilitating energy development activities. Future energy development will continue to play a significant role in Kern County's development and economic prosperity.

WHAT IS A GENERAL PLAN?

In California, State law makes a General Plan the foundation and central feature of the local planning process. Each County and each City is required to prepare, adopt, and maintain a General Plan to govern the physical development of all the land area under its jurisdiction. The purposes which are intended to be served by a General Plan include the following important functions:

- The identification of the community's physical development goals and goals relating to environmental, economic, and other factors.
- The incorporation of policies for maintaining or improving the character of existing developed uses and for guiding the location and nature of future development in order to ensure that the community's goals are achieved.
- The consideration of aspects of local conditions affecting physical development and change in order to ensure that problems and opportunities are analyzed and addressed adequately within the context of local, regional, Statewide, and national goals and policies.
- The provision of information to the citizens of the community about the planning and decision-making process of the local government.
- The description of procedures and measures intended to improve the coordination of local government actions affecting the development of the community.

Local planning and land use regulation stem from the two main categories of legal powers granted to counties and cities by the State Constitution: corporate powers and police powers.

Corporate power is the authority to collect revenues (from bonds, fees, taxes, and assessments) and to spend these monies to provide services and facilities (such as roads, water and sewage facilities, parks, etc.). Police power is the authority to regulate citizen behavior (including the use of private property) in order to promote the health, safety, and welfare of the public. Land use planning, zoning, land division, and building regulation comprise exercises of the police power. A General Plan, in legal and conceptual terms, guides the exercise of police power through zoning and land division regulation and the exercise of the corporate power through the provision of capital facilities and improvements.

A General Plan is a type of constitution governing the physical growth and change in the community. No land division, parcel map, conditional use permit, or rezoning can be approved unless it is found to be consistent with the adopted plan. Public works projects proposed by local government agencies and by special districts must be reviewed by the appropriate local planning agency having jurisdiction over the location involved to determine project conformance with the General Plan.

A General Plan is defined as a long-term planning document by California law. It attempts to identify the character of future conditions and needs as a basis for determining a rational basis for current policy. It also sets long-term policy as the framework within which individual day-to-day decisions can be made in a consistent fashion. The range of a

General Plan is usually set at 15 to 25 years, although this is not to be viewed as an end-point, but as a means of providing a general direction to guide shorter-term decisions.

A General Plan is not a static document. It must be reviewed on a regular basis and revised as the requirements or goals of the community evolve and change. Day-to-day decision making, as well as the requirements of law, demand that the information and projections on which the plan is based must be maintained in an up-to-date and current valid form.

According to California Government Code, Section 65302, a General Plan must include seven elements: land use, circulation, housing, conservation, open space, noise, and a safety element. Six of the seven mandated Elements and the Energy Element of the Kern County's General Plan are contained in this document. The individual Land Use, Conservation, and Open-space Elements' goals, policies, and implementation measures have been combined into one comprehensive element. The seventh mandated element, the Housing Element, will remain a separate but interrelated document for ease of future updating and use. The elements contained in this document and the topics embodied by each are briefly summarized below.

- The **land use element** designates the type, intensity, and general distribution of uses of the land for housing, business, industry, open-space, education, public buildings, and grounds, waste disposal facilities, and other categories of public and private uses.
- The **conservation element** addresses the conservation, development, and use of natural resources including water, forests, soils, rivers, and mineral deposits.
- The **open-space element** details plans and measures for preserving open-space for natural resources; the managed production of resources, outdoor recreation, public health and safety; and the identification of agricultural land.
- The **circulation element** is correlated with the land use element and identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities.
- The **noise element** identifies and appraises noise problems within the community and forms the basis for land use distribution.
- The **safety element** establishes policies and programs to protect the community from risks associated with seismic, geologic, flood, and wildfire hazards.
- The **energy element** provides policies and implementation measures that address energy development and resources within the County. In order to ensure that energy goals, policies, and implementation measures are contemporary with current issues, the Energy Element will be periodically updated to be consistent with current energy trends.
- The **military readiness element** will address the impact of new growth on military readiness activities. This element will be developed as a separate program and incorporated as a chapter of this General Plan.

GENERAL PLAN MAPS

Government Code Section 65302 states that a General Plan "...shall consist of a statement of development policies and shall include a diagram or diagrams and text." The diagrams or planned land use and circulation maps are updated during the General Plan Amendment cycles, which occur four times per year in accordance with State law. Maps and text amendments are continuously reviewed to ensure that there are no inconsistencies between the planned land use and circulation maps and the policy text of the General Plan.

The General plan maps indicate the type, intensity, and distribution of land use and circulation throughout the majority of the unincorporated portion of the County. Territories within incorporated cities or under State or federal jurisdictions exercise land use controls that are separate from those of the County of Kern. The Kern County General Plan is interrelated and compliments the land use plans and programs undertaken within these non-jurisdictional areas.

The map scales used generally do not permit precise designations smaller than 2 ½ acres on the six 1:24,000 scale "Priority Area" maps or smaller than 40 acres on the Countywide 1:100,000 scale plan maps. Because of the map scale limitations, every church, institutional, commercial, or residential use that may exist in areas designated for other uses cannot be shown, nor should it be interpreted as recommending or requiring their removal. In these cases, for the purpose of consistency, approved Kern County Zoning Ordinance districts are fully authorized and consistent. While General Plan Amendments may not be necessary in these instances, findings of consistency with the goals, policies, and provisions of this General Plan must be made for zone changes.

The Priority Areas defined and mapped in this fashion are as follows:

- **Isabella (East and West) Priority Area:** The areas of Lake Isabella, Kern River Valley, and Greenhorn Mountain.
- **Ridgecrest Priority Area:** The areas depicting almost all of the Indian Wells Valley.
- **Tehachapi (East and West) Priority Area:** The area situated generally south and east of Keene to Stallion Springs and Sand Canyon, respectively.
- **Taft Priority Area:** The area from Buena Vista Lake, west to Fellows, and from Maricopa north to the former Elk Hills Petroleum Reserve (Oxy Elk Hills).

The significant variations in terrain, climate, geographic, and environmental factors that are evident in Kern County are recognized on the General Plan maps by the definition of three regions in which different standards and approaches to physical development were considered appropriate. These regions are as follows:

- **Valley Region:** The southern San Joaquin Valley below an elevation of 1,000 feet mean sea level (MSL).
- **Mountain Region:** The westernmost and central portion of the County above the 1,000 foot MSL contour in the valley and western region of the County and

west of the primary alignment of the Los Angeles Aqueduct in the eastern County, including the southernmost portion of the County.

- **Desert Region:** The eastern section of the County east of the primary alignment of the Los Angeles Aqueduct.

It is important to note that the General Plan maps cannot reflect the quality and character desired in a particular land use designation except in general terms. The maps do not illustrate every existing exception from one land use category depicted, even though such uses may be recognized as acceptable and permanent uses. Thus, the maps indicate the predominant use of land in each area and do not preclude existing or future minor deviations from the overall pattern as may be permitted by the Kern County Zoning Ordinance variance and modification procedures.

KERN COUNTY POPULATION TRENDS

The population of the entire County increased by 22 percent from 1990 to 2002, while the unincorporated areas increased by approximately 2 percent. While the total County population is increasing rapidly, this growth is occurring predominantly in the incorporated cities rather than in the unincorporated County areas.

Numerous undeveloped residentially designated areas already existing in the unincorporated area of the County provide a supply of land sufficient to accommodate predicted population increases providing adequate infrastructure is available.

The rate of population increase and the demand for space that is created within the unincorporated areas of the County addressed in the plan can be accommodated. Areas that have value for resource production, or have constraints, or are too remote for substantial development were excluded from consideration for growth. Locations that are suitable and desirable for development are a small proportion of the overall 8,202 square miles (5,249,359 acres) under County jurisdiction. Substantial resource designated areas still exist within the plan to accommodate future population increases projected for the County.

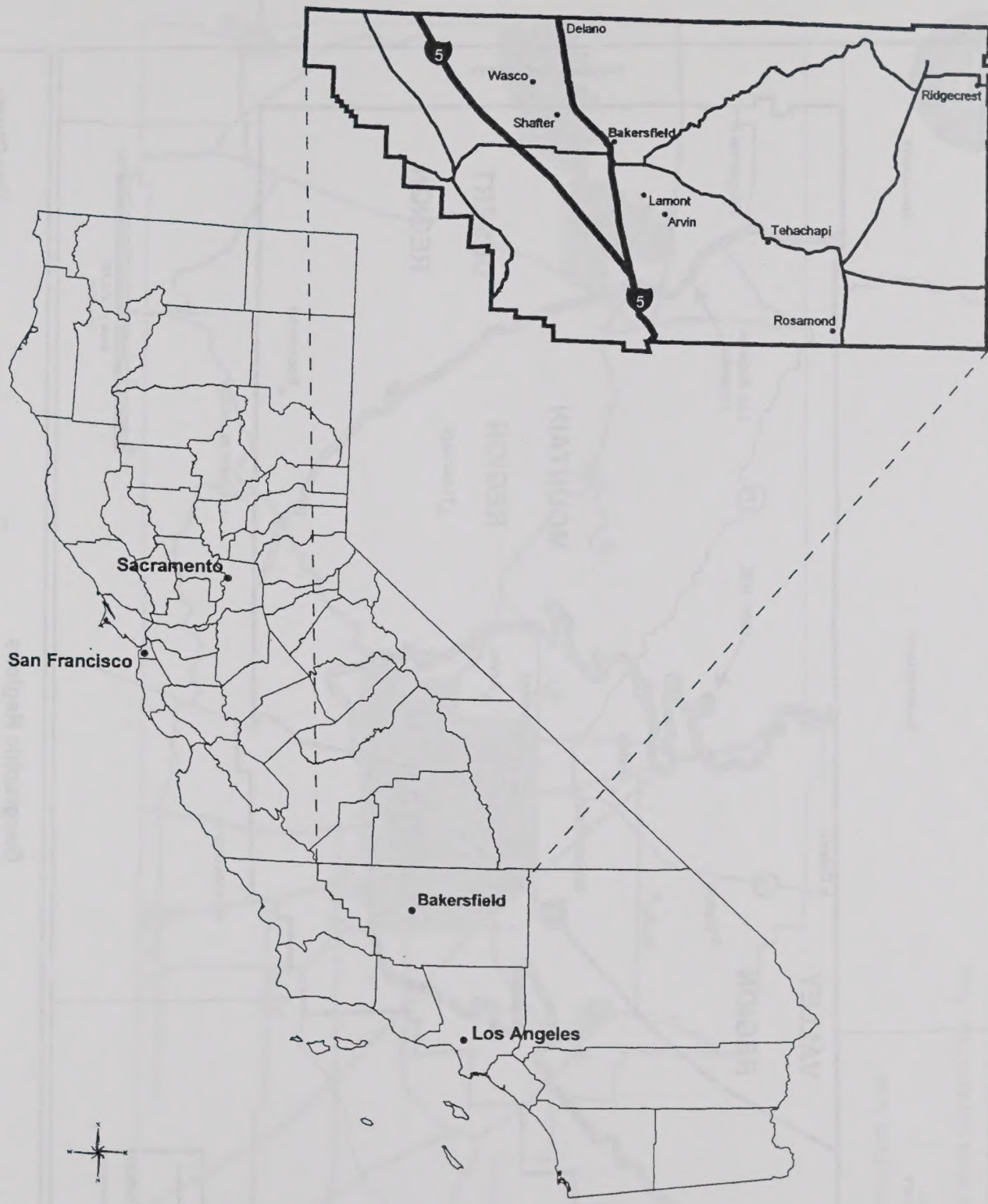
RELATIONSHIP WITH THE METROPOLITAN BAKERSFIELD GENERAL PLAN

The 408 square miles Metropolitan Bakersfield General Plan is a separate but interrelated land use planning program within Kern County (see Figure 3). Further information on planned land uses, policies, and implementation programs for the unincorporated portions of the metropolitan plan area can be obtained by consulting the Metropolitan Bakersfield General Plan.



Regional Location

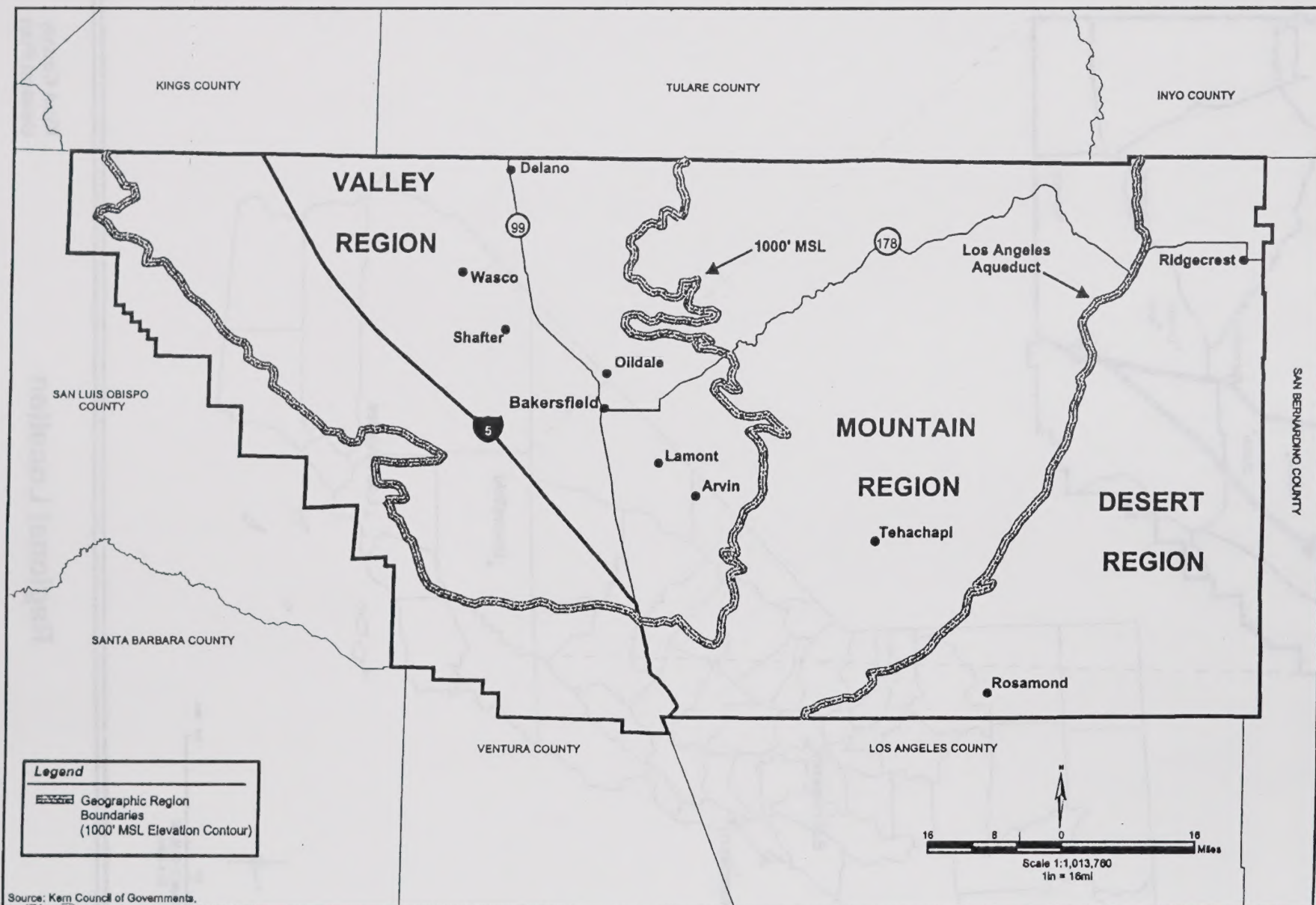
Kern County
General Plan



Regional Location

Kern County
General Plan

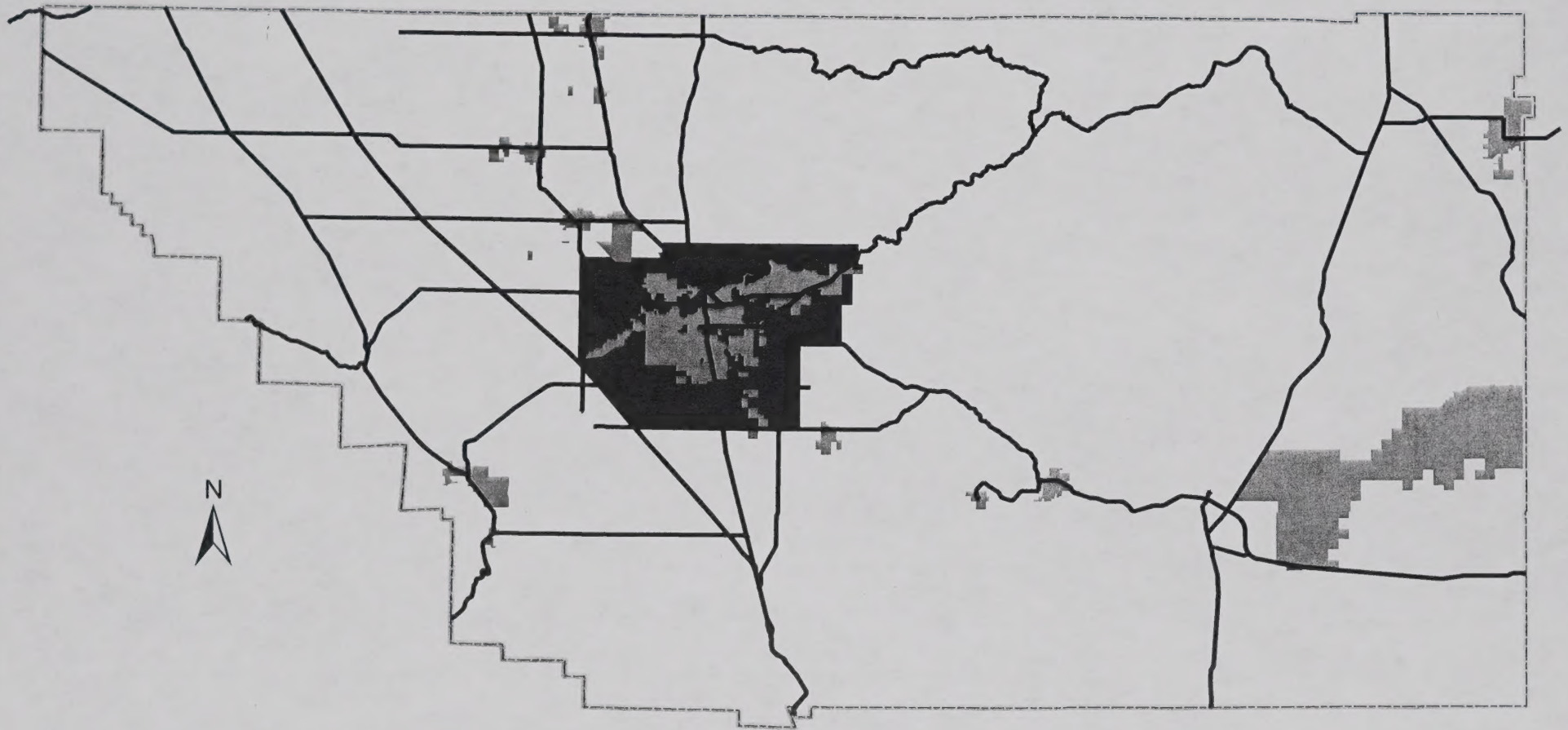
Figure 1



**Geographic Regions
of
Kern County**

**Kern County
General Plan**

Kern County



-  Kern County General Plan Area
-  Incorporated Cities
-  Metropolitan Bakersfield General Plan Area



Figure 3

GENERAL PLAN AMENDMENT PROCESS

Issue

The General Plan is intended to be a long-range guidance document for making land use decisions related to the County's future growth. It is recognized, however, that land use, circulation and other issues are dynamic and may change over time due to changing market forces, economic factors, changing laws, and community needs.

The adopted Kern County General Plan is designed to accommodate revisions and amendments to the policies, land use map, and elements. This will be necessary in the future to assure that the Plan continues to be relevant to changing conditions, economic needs, and public attitudes. These anticipated Plan amendments must be administered in a manner consistent with State regulations. Section 65358 of the California Government Code prohibits the County from making more than four amendments to each of the mandated General Plan elements during any calendar year. Amendment requests are grouped in four General Plan "windows" conducted by the Board of Supervisors each year. Section 65860 establishes a further requirement that the General Plan and Zoning Ordinance be consistent.

Goal

Provide a process to ensure that land use, circulation, and other decisions are made within the framework of a comprehensive plan while providing a process to facilitate a General Plan revision and updating program consistent with the provisions of State law.

Policies

1. All requests to amend the Kern County General Plan shall be grouped into one of four annual amendment cycles, each cycle constituting a single amendment action to the General Plan. Public hearings for each amendment cycle shall be scheduled as follows:
 - a. Where applicable, Planning Commission shall consider amendment requests as soon as they can be scheduled following completion of the CEQA process.
 - b. The Board of Supervisors shall consider all amendment requests at one of four public hearings as established by the Clerk of the Board of Supervisors.
2. Requests to amend the General Plan may be made by the Board of Supervisors, Planning Department, cities, quasi governmental bodies, and private individuals or groups.
3. Each request by an individual or group must provide at the time of filing:
 - a. A completed application form.
 - b. A completed environmental assessment application including any required special studies as determined by the Kern County Planning Department.

- c. A statement of justification that addresses all aspects of the amendment and considers all applicable elements to the General Plan.
- 4. Plan amendment requests shall not be accepted where a final decision for disapproval on any previous similar request has been made within one (1) year.
- 5. All amendment requests shall be reviewed by the Planning Department in accordance with the requirements of the California Environmental Quality Act (CEQA) and procedures established by the Planning Department in accordance with Government Code Section 65350 and 65358.
- 6. The Planning Department shall prepare a report to provide the Planning Commission and the Board of Supervisors with a basis for reviewing an amendment request. This report should include:
 - a. An analysis of the request being considered.
 - b. A determination as to whether the request is consistent with the objectives and policies of the General Plan.
 - c. An analysis of whether adequate infrastructure exists, now or in the foreseeable future to support the amendment request.
 - d. An analysis of whether factors exist with regard to the project site and/or neighboring properties, which preclude the existing planned use of the property.
 - e. An analysis of whether the request is for a land use designation where a similar or more intense designated land use is found within a distance of 300 feet in urbanized areas, or a half mile in agricultural or rural areas and adequate infrastructure exists to support the project.
- 7. Any decision of the Planning Commission on a request to amend the General Plan shall constitute a recommendation to the Board of Supervisors. However, the Planning Department may augment the Planning Commission's recommendation with information that occurs subsequent to the Planning Commission hearing.
- 8. Any proposed amendment within incorporated city's Local Agency Formation Commission designated Sphere of Influence shall be referred to the affected city for review and comment prior to any public hearing by the County.

Land Use,

Conservation Element

Chapter 1

1. The purpose of this study is to determine the effect of the proposed development on the surrounding environment and to provide recommendations for mitigation measures.

2. The proposed development is located on a site of approximately 10 hectares, situated to the south of the existing residential area.

3. The proposed development is a residential development consisting of 100 dwellings, including 20 affordable dwellings. The development is proposed to be built on a site of approximately 10 hectares, situated to the south of the existing residential area.

4. The proposed development is a residential development consisting of 100 dwellings, including 20 affordable dwellings. The development is proposed to be built on a site of approximately 10 hectares, situated to the south of the existing residential area.

5. The proposed development is a residential development consisting of 100 dwellings, including 20 affordable dwellings. The development is proposed to be built on a site of approximately 10 hectares, situated to the south of the existing residential area.

6. The proposed development is a residential development consisting of 100 dwellings, including 20 affordable dwellings. The development is proposed to be built on a site of approximately 10 hectares, situated to the south of the existing residential area.

7. The proposed development is a residential development consisting of 100 dwellings, including 20 affordable dwellings. The development is proposed to be built on a site of approximately 10 hectares, situated to the south of the existing residential area.

8. The proposed development is a residential development consisting of 100 dwellings, including 20 affordable dwellings. The development is proposed to be built on a site of approximately 10 hectares, situated to the south of the existing residential area.

9. The proposed development is a residential development consisting of 100 dwellings, including 20 affordable dwellings. The development is proposed to be built on a site of approximately 10 hectares, situated to the south of the existing residential area.

10. The proposed development is a residential development consisting of 100 dwellings, including 20 affordable dwellings. The development is proposed to be built on a site of approximately 10 hectares, situated to the south of the existing residential area.

11. The proposed development is a residential development consisting of 100 dwellings, including 20 affordable dwellings. The development is proposed to be built on a site of approximately 10 hectares, situated to the south of the existing residential area.

12. The proposed development is a residential development consisting of 100 dwellings, including 20 affordable dwellings. The development is proposed to be built on a site of approximately 10 hectares, situated to the south of the existing residential area.

13. The proposed development is a residential development consisting of 100 dwellings, including 20 affordable dwellings. The development is proposed to be built on a site of approximately 10 hectares, situated to the south of the existing residential area.

14. The proposed development is a residential development consisting of 100 dwellings, including 20 affordable dwellings. The development is proposed to be built on a site of approximately 10 hectares, situated to the south of the existing residential area.

15. The proposed development is a residential development consisting of 100 dwellings, including 20 affordable dwellings. The development is proposed to be built on a site of approximately 10 hectares, situated to the south of the existing residential area.

1.1 INTRODUCTION

This chapter presents the Land Use, Open Space, and Conservation Element of the Kern County General Plan. This Element supersedes all previous Land Use, Open Space, and Conservation Elements affecting the Kern County unincorporated areas. Because of the close interrelationship between land use, conservation, and open space issues, Kern County's Land Use, Conservation, and Open Space Element provides for a variety of land uses for future economic growth while also assuring the conservation of Kern County's agricultural, natural, and resource attributes.

AUTHORITY AND PURPOSE

The State of California Government Code includes requirements and authority for the Land Use, Conservation, and Open Space Elements.

Government Code 65302(a):

A land use element which designates the proposed general distribution and general location and extent of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas. The land use element shall designate, in a land use category that provides for timber production, those parcels of real property zoned for timberland production pursuant to the California Timberland Productivity Act of 1982.

General Code 65302(d):

A conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, river, and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. That portion of the conservation element, including waters, shall be developed in coordination with any Countywide water agency and with all district and city agencies which have developed, served, controlled or conserved water for any purpose for the County or city for which the plan is prepared. Coordination shall include the discussion and evaluation of any water supply and demand information described in Section 65352.5, if that information has been submitted by the water agency to the city or County. The conservation element may also cover:

- (1) The reclamation of land and waters.
- (2) Prevention and control of the pollution of streams and other waters.
- (3) Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.
- (4) Prevention, control, and correction of the erosion of soils, beaches, and

shores.

(5) Protection of watersheds.

(6) The location, quantity and quality of the rock, sand, and gravel resources.

(7) Flood control.

Government Code 65302(e):

An open-space element as provided in Article 10.5 (commencing with Section 65560).

Government Code 65560:

(a) "Local open-space plan" is the open-space element of a County or city general plan adopted by the Board or council, either as the local open-space plan or as the interim local open-space plan adopted pursuant to Section 65563.

(b) "Open-space land" is any parcel or area of land or water which is essentially unimproved and devoted to an open-space use as defined in this section and which is designated on a local, regional, or State open-space plan as any of the following:

- (1) Open space for the preservation of the natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays, and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.
- (2) Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands, and areas of economic importance for the production of food or fiber; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers, and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.
- (3) Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic, and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
- (4) Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs, and areas required for the protection and enhancement of air quality.

FIGURE 4. LAND USE DESIGNATIONS

- 1. NONJURISDICTIONAL LAND**
 - 1.1 STATE AND FEDERAL LAND
 - 1.2 INCORPORATED CITIES
- 2. PHYSICAL CONSTRAINTS OVERLAY**
 - 2.1 SEISMIC HAZARD
 - 2.2 LANDSLIDE
 - 2.3 SHALLOW GROUNDWATER
 - 2.4 STEEP SLOPE
 - 2.5 FLOOD HAZARD
 - 2.6 – 2.9 Land use designations unique to adopted Specific Plans
 - 2.10 NEARBY WASTE FACILITY
 - 2.11 BURN DUMPS
- 3. PUBLIC FACILITIES AND SERVICES**
 - 3.1 PARKS AND RECREATION AREAS
 - 3.2 EDUCATIONAL FACILITIES
 - 3.3 OTHER FACILITIES
 - 3.4 SOLID WASTE DISPOSAL FACILITY
 - 3.4.1 SOLID WASTE DISPOSAL FACILITY BUFFER
 - 3.5 HAZARDOUS WASTE DISPOSAL FACILITIES LAND DISPOSAL METHOD
 - 3.6 HAZARDOUS WASTE DISPOSAL FACILITIES UNDERGROUND INJECTION METHOD
 - 3.7 OTHER WASTE FACILITY
 - 3.7.1 OTHER WASTE FACILITY BUFFER
- 4. SPECIAL TREATMENT AREAS**
 - 4.1 ACCEPTED COUNTY PLAN AREAS
 - 4.2 INTERIM RURAL COMMUNITY PLAN
 - 4.3 SPECIFIC PLAN REQUIRED
- 5. RESIDENTIAL**
 - 5.1 MAXIMUM 29 UNITS/NET ACRE (1502 SQ. FT. SITE AREA/UNIT)
 - 5.2 MAXIMUM 16 UNITS/NET ACRE (2722 SQ. FT. SITE AREA/UNIT)
 - 5.3 MAXIMUM 10 UNITS/NET ACRE (4356 SQ. FT. SITE AREA/UNIT)
 - 5.4 MAXIMUM 4 UNITS/NET ACRE (10,890 SQ. FT. SITE AREA/UNIT)
 - 5.45 MAXIMUM 2 UNITS/ NET ACRE (21,780 SQ. FT. SITE AREA/UNIT)
 - 5.5 MAXIMUM 1 UNIT/NET ACRE (43,560 SQ. FT. SITE AREA/UNIT)
 - 5.6 MINIMUM 2.5 GROSS ACRES/UNIT
 - 5.7 MINIMUM 5 GROSS ACRES/UNIT
 - 5.75 MINIMUM 10 GROSS ACRES/ UNIT
 - 5.8 MINIMUM 20 GROSS ACRES/UNIT
- 6. COMMERCIAL**
 - 6.1 REGIONALCOMMERCIAL
 - 6.2 GENERAL COMMERCIAL
 - 6.3 HIGHWAY COMMERCIAL

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20- ACRE PARCEL SIZE)
- 8.2 RESOURCE RESERVE (MIN. 20- OR 80- ACRE PARCEL SIZE)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 20- OR 80-ACRE PARCEL SIZE)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-ACRE PARCEL SIZE)
- 8.5 RESOURCE MANAGEMENT (MIN. 20- OR 80-ACRE PARCEL SIZE)

4.2 NONJURISDICTIONAL LAND

EXISTING STATE NONJURISDICTIONAL LAND

Land and water ownership is not always under the control of the state. A variety of government agencies and other organizations manage land and water resources. The jurisdiction of the State of Land Management and other state agencies varies. Some state agencies have authority to own, lease, and manage land and water resources, while others are responsible for the regulation of land use and water resources. The state's jurisdiction over land and water resources is not always clear, and it is often difficult to determine which agency has authority over a particular area of land or water.

Non-Jurisdictional Land

A potential for land use conflict is created when a state agency, such as the Department of Transportation, has jurisdiction over a piece of land that is also owned by a private entity. This can create a conflict of interest, as the state agency may have a different view of the land's value and use than the private owner.

A similar situation could arise if a state agency, such as the Department of Transportation, has jurisdiction over a piece of land that is also owned by a private entity. This can create a conflict of interest, as the state agency may have a different view of the land's value and use than the private owner.

GOALS: NONJURISDICTIONAL LAND

1. To provide for the use and management of land and water resources in a way that is consistent with the state's goals and policies.

MAP PROVISIONS: NONJURISDICTIONAL LAND

Map Code 1.1 (State and Federal Land) - Applied to all property under the ownership and control of the various state and federal agencies operating in San Diego County (Military, U.S. Forest Service Bureau of Land Management, Department of Energy, etc.)

Map Code 1.2 (Unincorporated Cities) - Used to identify the areas of cities within the County, which are responsible for the preservation and maintenance of their own natural resources.

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves a thorough analysis of the situation and a clear definition of the problem.

2. Once the problem is identified, the next step is to gather relevant information and data. This can be done through research, interviews, or other methods. The goal is to understand the context and scope of the problem.

Non-Jurisdictional Land

1.2 NONJURISDICTIONAL LAND

ASSUMPTIONS: NONJURISDICTIONAL LAND

Federal and State ownership of land will increase over the next 20 years as a result of conservation programs and related acquisitions. Management of federal lands under the jurisdiction of the Bureau of Land Management and the U.S. Forest Service could change if the focus continues to shift from multiple use and sustained yield to preservation to ensure continued military readiness and enhancing national security. Incorporated cities will continue to expand through annexation to accommodate the anticipated population growth during the planning period.

ISSUES: NONJURISDICTIONAL LAND

A potential for land use conflict is created when land management jurisdictions promote more intensive land uses and activities than occurs in unincorporated areas. This often occurs, for example, where urban growth is taking place on the fringe of an incorporated city.

A similar situation could occur on the periphery of a State wildlife refuge or a military installation. Other conflicts can occur with regard to resource uses or mineral production, energy development, livestock grazing, and outdoor recreation.

GOALS: NONJURISDICTIONAL LAND

1. To promote harmonious and mutually beneficial uses of land among the various jurisdictions and land management entities present in Kern County.

MAP PROVISIONS: NONJURISDICTIONAL LAND

Map Code 1.1 (State and Federal Land) - Applied to all property under the ownership and control of the various State and federal agencies operating in Kern County (military, U.S. Forest Service, Bureau of Land Management, Department of Energy, etc.).

Map Code 1.2 (Incorporated Cities) - Used to identify the areas of cities within the County, which are responsible for the preparation and maintenance of their own General Plans.

POLICIES: NONJURISDICTIONAL LAND

1. Coordination and cooperation will be promoted among the County, the incorporated cities, military bases, and the various special districts where their planning decisions and actions affect more than a single jurisdiction.
2. All nonjurisdictional land, when coming under the jurisdiction of the County such as through a detachment process, shall be deemed to have a Map Code 8.5 (Resource Management) designation.
3. The County retains the maximum discretion allowed by law over land use issues of local concern, which impact the development of private and public property in the County.
4. The County will solicit comments and coordinate with local governments, the military, and other federal or State jurisdictions on projects which are proposed within a peripheral area established mutual agreement between the County and the jurisdiction.
5. The County land use regulations do not apply to property administered by the State or federal Government in the absence of Memorandums of Understanding indicating otherwise. However, County land use regulations may apply to other public entities subject to provisions of State law.
6. The County will solicit a city's comments on land use planning proposals within the city's adopted sphere of influence or within one mile of the city limits, whichever is greater.

IMPLEMENTATION MEASURES: NONJURISDICTIONAL LAND

- A. Develop a procedure to assure that the County, the incorporated cities, and other jurisdictions refer major planning and land use proposals to all affected jurisdictions for review, comment, and recommendation. Comments and discussion should occur if requested by the affected jurisdiction(s).
- B. Review proposed revisions to or amendments of a city's General Plan in either the affected fringe area or adopted sphere of influence to ensure compatibility with County land use plans.
- C. Classify nonjurisdictional lands in a zoning category which is consistent with a resource management category.
- D. Establish a "Review Area" around each State, military, or other federal jurisdiction. Review development proposals or proposed General Plan Amendments and revisions within the established area with the appropriate agency.

- E. Seek Memorandums of Understanding with other governmental entities when the land use proposed requires a discretionary application or coordination through the County Planning Agency as required by State or federal law. These applications include permit(s) subject to the Surface Mine and Reclamation Act (SMARA) of 1975.
- F. The County shall consider all public agency comments for land use projects and promote intergovernmental coordination in the provision of land use designations and related public infrastructure.

Physical and Environmental Constraint

3. The Commission is of the opinion that the proposed amendments to the Constitution of the State of New York are in the public interest and should be adopted. The Commission recommends that the amendments be adopted by the people at the next general election.

4. The Commission is of the opinion that the proposed amendments to the Constitution of the State of New York are in the public interest and should be adopted. The Commission recommends that the amendments be adopted by the people at the next general election.

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8. The Commission is of the opinion that the proposed amendments to the Constitution of the State of New York are in the public interest and should be adopted. The Commission recommends that the amendments be adopted by the people at the next general election.

RECOMMENDATIONS OF THE COMMISSION

9. The Commission is of the opinion that the proposed amendments to the Constitution of the State of New York are in the public interest and should be adopted. The Commission recommends that the amendments be adopted by the people at the next general election.

10. The Commission is of the opinion that the proposed amendments to the Constitution of the State of New York are in the public interest and should be adopted. The Commission recommends that the amendments be adopted by the people at the next general election.

11. The Commission is of the opinion that the proposed amendments to the Constitution of the State of New York are in the public interest and should be adopted. The Commission recommends that the amendments be adopted by the people at the next general election.

12. The Commission is of the opinion that the proposed amendments to the Constitution of the State of New York are in the public interest and should be adopted. The Commission recommends that the amendments be adopted by the people at the next general election.

Physical and Environmental Constraint

Physical and Environmental Constraint

1.3 PHYSICAL AND ENVIRONMENTAL CONSTRAINTS

ASSUMPTIONS: PHYSICAL AND ENVIRONMENTAL CONSTRAINTS

Natural hazards are a long-term constraint that may affect developed uses of land. Throughout the County, sufficient land that is free from natural hazards is available for such uses without incurring the risks associated with development in hazardous areas.

ISSUES: PHYSICAL AND ENVIRONMENTAL CONSTRAINTS

Over the years, development has occurred in areas that have a variety of natural hazards. Expansion pressures in some existing communities would site new development in areas that are known to have documented hazardous conditions. In a few instances, entire communities are located in areas of significant natural hazards. The extent to which natural hazards can be mitigated is frequently debated, thus further complicating the issue of development in hazardous areas.

GOALS: PHYSICAL AND ENVIRONMENTAL CONSTRAINTS

1. To strive to prevent loss of life, reduce personal injuries, and property damage, minimize economic and social diseconomies resulting from natural disaster by directing development to areas which are not hazardous.

MAP PROVISIONS: PHYSICAL AND ENVIRONMENTAL CONSTRAINTS

Map Code 2.1 (Seismic Hazard) - Alquist-Priolo Special Study Zone and other recently active fault zones.

Map Code 2.2 (Landslide) - Areas of down slope ground movement identified on the Kern County Seismic Hazard Atlas.

Map Code 2.3 (Shallow Groundwater) - Groundwater within 15 feet of the land surface is delineated on the Kern County Seismic Hazard Atlas.

Map Code 2.4 (Steep Slope) - Land with an average slope of 30 percent or steeper.

Map Code 2.5 (Flood Hazard) – Special Flood Hazard Areas (Zone A), as identified on the Flood Insurance Rate Maps (FIRM) of the Federal Emergency Management Agency (FEMA) and supplemented by floodplain delineating maps that have been approved by the Kern County Engineering and Survey Services Department.

Map Codes from 2.6 to 2.9: Areas with special physical or environmental constraints which are located within a Specific Plan.

Map Code 2.10 (Nearby Waste Facility): Areas which are not owned by the waste facility that are within 1,320 feet of a permitted solid waste disposal facility (Map Code 3.4).

Map Code 2.11 (Burn Dump Hazard): A site where municipal solid waste has been burned at low temperature and the residual burn ash and debris have been landfilled or stockpiled on site. Burn dumps typically contain little biodegradable organic material because of the combustion of waste materials and the age of the sites. Therefore, typically little or no landfill gas is being generated at burn dumpsites. Farm and ranch dumpsites are excluded from this designation.

POLICIES: PHYSICAL AND ENVIRONMENTAL CONSTRAINTS

1. Kern County will ensure that new developments will not be sited on land that is physically or environmentally constrained ((Map Code 2.1 (Seismic Hazard), Map Code 2.2 (Landslide), Map Code 2.3 (Shallow Groundwater), Map Code 2.5 (Flood Hazard), Map Codes from 2.6 – 2.9, Map Code 2.10 (Nearby Waste Facility), and Map Code 2.11 (Burn Dump Hazard)) to support such development unless appropriate studies establish that such development will not result in unmitigated significant impact.
2. In order to minimize risk to Kern County residents and their property, new development will not be permitted in hazard areas in the absence of implementing ordinances and programs. These ordinances will establish conditions, criteria, and standards for the approval of development in hazard areas.
3. Zoning and other land use controls will be used to regulate and, in some instances, to prohibit development in hazardous areas.
4. Special requirements will be applied to new housing within recently active fault zones.
5. New residential uses in fault zones should be limited to single-family housing units.
6. Regardless of percentage of slope, development on hillsides will be sited in the least obtrusive fashion, thereby, minimizing the extent of topographic alteration required and reducing soil erosion while maintaining soil stability.
7. Ensure effective slope stability, wastewater drainage, and sewage treatments in areas with steep slopes are adequate for development.
8. Encourage the preservation of the floodplain's flow conveyance capacity, especially in floodways, to be open space/passive recreation areas throughout the County.
9. Construction of structures that impede water flow in a primary floodplain will be discouraged.

10. The County will allow lands which are within flood hazard areas, other than primary floodplains, to be developed in accordance with the General Plan and Floodplain Management Ordinance, if mitigation measures are incorporated so as to ensure that the proposed development will not be hazardous within the requirements of the Safety Element (Chapter 4) of this General Plan.
11. Protect and maintain watershed integrity within Kern County.
12. General Plan Amendments for new residential development shall be discouraged in areas that are within 1,320 feet of a permitted solid waste disposal facility (Map Code 3.4) or within 200 feet of other waste facilities (Map Code 3.7).
13. Development, which is located adjacent to a burn dumpsite and requires a discretionary permit, shall be reviewed for land use compatibility and possible soil contamination.

IMPLEMENTATION MEASURES: PHYSICAL AND ENVIRONMENTAL CONSTRAINTS

- A. Adopt requirements and procedures in zoning, subdivision, and site development regulations and building criteria for Seismic Hazard designated areas. Include the following in these requirements and procedures:
 - (1) The preparation of special geologic and seismic studies consistent with the requirements of the Safety Element (Chapter 4) of this General Plan.
 - (2) The following specific and detailed criteria shall apply within special studies zones and shall be included in any planning program, ordinances, rules and regulations adopted by the County pursuant to said SPECIAL STUDIES ZONES ACT (PRC Division 4, Part 2). If the precise location of a fault trace cannot be established, or if a portion of an active fault trace is depicted as "inferred" on the Kern County Seismic Hazard Atlas, require a setback of 100 feet from the appropriate location depicted:
 - (a) No structure for human occupancy, public or private, shall be permitted to be placed across the trace of an active fault. Furthermore, the area within 50 feet of an active fault shall be assumed to be underlain by active branches of that fault unless and until proven otherwise by an appropriate geologic investigation and submission of a report by a geologist registered in the State of California. This 50-foot standard is intended to represent minimum criteria only for all structures. Certain essential or critical structures, such as high-rise buildings, hospitals, and schools should be subject to more restrictive criteria at the discretion of the Board of Supervisors.
 - (b) Application for a development permit for any project (as defined in the Public Resources Code Section 2621.6) within a special studies zone

shall be accompanied by a geologic report prepared by a geologist registered in the State of California and directed to the problem of potential surface fault displacement through the project site, unless such report is waived pursuant to PRC Section 2623.

- (c) Geologic reports shall be filed with the State Geologist.
 - (d) A geologist registered in the State of California, within or retained by the County, must evaluate the geologic reports required herein and advise the Kern County Planning Department of the findings.
 - (e) Comprehensive geologic and engineering studies should be required for any critical or essential structure as previously defined whether or not it is located within a special studies zone.
 - (f) In accordance with Section 2625 of the Public Resources Code, each application for approval of a project within a delineated special studies zone may be charged a reasonable fee by the County.
 - (g) As used herein, the following definitions apply:
 - (1) A "project" includes any structure for human occupancy or new real estate development as defined under Section 2621.6 of the Public Resource Code.
 - (2) A "structure for human occupancy" is one that is regularly, habitually, or primarily occupied by humans; excluding there from freeways, roadways, bridges, railways, airport runways, and tunnels. The excluded transportation structures should be sited and designed with due consideration to the hazard of surface faulting. Mobilehomes, whose body width exceeds eight (8) feet, are considered structures for human occupancy.
 - (3) A "new real estate development" is defined as any new development of real property which contemplates the eventual construction of "structures for human occupancy."
- B. A seismic analysis may be required for those areas in Kern County which are susceptible to landslides.
- C. Cooperate with the Kern County Water Agency to classify lands in the County overlying groundwater according to groundwater quantity and quality limitations.
- D. Review and revise the County's current Grading Ordinance as needed to ensure that its standards minimize permitted topographic alteration and soil erosion while maintaining soil stability.

- E. Development proposed in areas with steep slopes will be reviewed for conformity to the adopted Hillside Development Ordinance to ensure that appropriate soil stability, drainage, and sewage treatment will result.
- F. The County will comply with the Colbey-Alquist Floodplain Management Act in regulating land use within designated floodways.
- G. Continue to identify areas in which the Kern County Engineering and Survey Services Department should initiate studies for flood hazard where studies have not previously been made and for which urban development is proposed.
- H. Development within areas subject to flooding, as defined by the appropriate agency, will require necessary flood evaluations and studies.
- I. Designated flood channels and water courses, such as creeks, gullies, and riverbeds, will be preserved as resource management areas or in the case of urban areas, as linear parks whenever practical.
- J. Compliance with the Floodplain Management Ordinance prior to grading or improvement of land for development or the construction, expansion, conversion or substantial improvements of a structure is required.
- K. The Waste Management Department and the Environmental Health Services Department shall be consulted when discretionary residential development has been proposed in areas that are within 1,320 feet of a permitted solid waste disposal facility (Map Code 3.4), within 200 feet of an other waste facilities (Map Code 3.7), or 660 feet from a commercial organic composting facility or transformation facility.
- L. The County shall amend the General Plan maps to include the 2.10 Map Code around solid waste disposal facilities as necessary.
- M. The State Water Resources Control Board and the Local Enforcement Agency (Environmental Health Services) shall be consulted when discretionary development has been proposed near a known burn dumpsite.
- N. Applicants for new discretionary development should consult with the appropriate Resource Conservation District and the California Regional Water Quality Control Board regarding soil disturbances issues.
- O. The Kern County Engineering and Survey Services Department should perform, as funding permits, additional floodplain studies to better define the extent of flood-prone areas in order to ensure compatibility with future land use.

1. The County will comply with the County Board's request for information and data to the extent that it is in the public interest and does not constitute an undue burden on the County.

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Public Facilities and Services

The introduction of new and improved public facilities and services is a key element of the overall development strategy. This includes the provision of basic services such as water, electricity, and telecommunications, as well as the development of public infrastructure such as roads, bridges, and public buildings. The provision of these services is essential for the economic and social development of the country.

Public facilities and services are those that are provided to the general public and are essential for the functioning of the community. These include the provision of water, electricity, telecommunications, and public infrastructure. The provision of these services is essential for the economic and social development of the country.

It is also essential to ensure that public facilities and services are provided in a timely and efficient manner. This requires the establishment of a clear and effective system for the provision of these services.

The public facilities and services provided by the government are essential for the functioning of the community. These include the provision of water, electricity, telecommunications, and public infrastructure.

Public facilities and services are those that are provided to the general public and are essential for the functioning of the community.

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ISSUES, PUBLIC FACILITIES AND SERVICES

The provision of public facilities and services is a key element of the overall development strategy. This includes the provision of basic services such as water, electricity, and telecommunications, as well as the development of public infrastructure such as roads, bridges, and public buildings. The provision of these services is essential for the economic and social development of the country.

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Public Facilities and Services

1.4 PUBLIC FACILITIES AND SERVICES

ASSUMPTIONS: PUBLIC FACILITIES AND SERVICES

As development occurs, the public will demand certain levels of public services and facilities. These levels may, however, vary from region to region within the County. Public funds available to provide such services can be anticipated to be significantly less than adequate to meet all public service needs. As a result, it can be anticipated that there will be an increase in the provision of public facilities through the use of private capital and user fees.

Important segments of the economy temporarily require facilities to dispose of hazardous waste until safer methods are implemented. Waste generators include the oil industry, agriculture, military, and many businesses which generate small volumes of hazardous waste. Hazardous waste disposal facilities in Kern County will be operated as private commercial enterprises under conditional use permits. Although generally referred to as "hazardous", much of the petroleum drilling and production waste is of relatively low toxicity. This is the basis on which these wastes are exempted from federal Resource and Conservation Recovery Act regulations.

It is also assumed that many areas of the County will continue to use individual septic systems for liquid waste disposal due to the absence of community sewage systems.

Vital public facilities and services such as law enforcement (Sheriff), health services, and fire protection will be continued, improved, and expanded where needed.

Educational services and facilities will continue to be provided.

Recreational facilities and parks will continue to be provided by public and private means on an as needed basis.

ISSUES: PUBLIC FACILITIES AND SERVICES

The economical and efficient delivery of public services is one of the main purposes and benefits of effective land use planning. Kern County, as well as numerous special districts, the incorporated cities, and the many school districts within the County, are faced with fiscal constraints and continuing inflationary trends. In some portions of the County, and for some countywide services, the costs of providing the services are exceeding traditional sources of revenue available to finance them. As a result, levels of service are reduced and public facilities are deteriorating.

The new residential, industrial, and commercial land uses indicated on the General Plan map will demand the provision of public services and facilities. In several areas, major public service or facility deficiencies already exist. Projected growth will add to this problem and may create new problems in other areas as well. Locating adequate sites for public facilities will become more difficult as incompatible uses compete for increasingly

limited and expensive sites suitable for public facilities.

Hazardous waste disposal facilities pose substantial environmental threats to soil, groundwater and air quality. Disposal facilities must be justified in terms of beneficial effects for County residents and operated in a manner which ensures environmental safety. Conflicts may exist between the operation of certain disposal facilities as profitable businesses, necessary services for industry, and preservation of natural resources for the common good.

Though the County will continue to provide facilities for solid waste disposal for the residents of Kern County, these facilities will continue to be financed by the implementation of a land use fee and commercial tipping fees.

Many of the County's landfills were converted from burn dumps or established prior to 1979 and are reaching capacity. Solid wastes may need to be transferred long distances to be properly disposed of. Adequate capacity in some areas of the County may pose a problem.

Continued use of individual septic systems may cause an impact on the groundwater quality.

The determination of needed recreational services and facilities should be an ongoing process. The continued funding for the acquisition, development, and maintenance of recreation and parks is questionable.

Because planning and development of recreational facilities is very often accomplished by special districts that develop individual master plans and implementation schedules, it is difficult to properly designate the location of future facilities.

Within these special districts, as facilities are developed, the County will retroactively designate them with the appropriate map code. The development of public or private recreational facilities in map code designations other than Map Code 3.1, if allowed either as a matter of right or by conditional use permit, shall be considered consistent with the intent and purpose of this General Plan.

Because planning and development of educational facilities is often accomplished by various school districts in Kern County which develop individual plans and implementation schedules it is difficult to properly designate the location of future facilities.

The Kern County Zoning Ordinance allows the establishment of public facilities such as parks, schools, libraries, and other similar facilities in various zone classifications upon approval of a conditional use permit (CUP). It is not the intent of this General Plan to require a General Plan amendment as a prerequisite to the approval of such facilities when, as a part of the CUP process findings, of consistency with the goals, policies, and provisions of this General Plan are made by the approving body.

GOALS: PUBLIC FACILITIES AND SERVICES

1. Kern County residents and businesses should receive adequate and cost effective public services and facilities. The County will compare new urban development proposals and land use changes to the required public services and facilities needed for the proposed project.
2. Promote an urban growth pattern in areas where adequate public service infrastructure exists or can be provided.
3. Distribute the cost of new services or facilities equitably among the beneficiaries.
4. Provide coordination between public entities to ensure infrastructure standards and equitable fiscal support.
5. Ensure that adequate supplies of quality (appropriate for intended use) water are available to residential, industrial, and agricultural users within Kern County.
6. Provide a healthful and sanitary means of collecting, treating, and disposing of sewage and refuse for the residents and industries of Kern County.
7. Facilitate the provision of reliable and cost effective utility services to residents of Kern County.
8. Provide recreation opportunities for all citizens of Kern County while avoiding duplication between jurisdictions.
9. Serve the needs of industries and Kern County residents in a manner that does not degrade the water supply and the environment and protect the public health and safety by avoiding surface and subsurface nuisances resulting from the disposal of hazardous wastes, irrespective of the geographic origin of the waste.
10. Ensure landfill capacity for Kern County residents and industries.
11. Reduce residential contamination of groundwater by encouraging sanitary sewer systems.
12. Provide a balanced system of parks and recreational facilities to meet Kern County's diverse needs, and clearly define responsibility for the provision of these facilities.
13. Provide a variety of park and recreation programs that offer safe, equitable, and balanced recreation opportunities for all residents and visitors.

MAP PROVISIONS: PUBLIC FACILITIES AND SERVICES

Map Code 3.1 (Parks and Recreation Areas) - Existing public and private recreation facilities and park areas. The purpose of this designation is to provide a wide variety of facilities to serve the many recreational interests of County residents. Permitted uses shall include, but are not limited to, public and private parks containing facilities for day use, hiking, camping, walking, picnicking, riding, and other recreational activities.

Map Code 3.2 (Educational Facilities) - Existing public and private educational facilities. Permitted uses include, but are not limited to, public and private educational facilities of all levels, including higher education institutions, and some recreational facilities, such as neighborhood parks.

Map Code 3.3 (Other Facilities) - Existing facilities used for public or semi-public services. Permitted uses include, but are not limited to, airports, sewer farms, treatment plants, and water spreading areas.

Map Code 3.4 (Solid Waste Disposal Facility) - Existing or planned public, semi-public, or private municipal solid waste facilities, organic waste disposal facilities, and segregated waste stream disposal facilities. (see Appendix E)

Map Code 3.4.1 (Solid Waste Disposal Facility Buffer) - Areas, which are owned by the solid waste disposal facility, within 1,320 feet of a permitted disposal area as defined by the 3.4 Map Code designation (see Appendix E).

Map Code 3.5 (Hazardous Waste Disposal Facilities Land Disposal Method) - Permitted land uses include the primary activity of surface disposal of hazardous waste. There are no compatible uses. This map code applies to land within the facility perimeter.

Two concentric buffer zones extend from the facility perimeter, as illustrated in the Kern County and Incorporated Cities Hazardous Waste Management Plan. The Inner Buffer Zone is shown to extend 2,000 feet from the facility perimeter consistent with current State law. Map Code 8.X, which are various resource designations, will apply to land within this buffer zone. In the Outer Land Use Buffer Zone, which extends to one mile (5,280 feet) from the facility perimeter, all preexisting map code designations will be retained and may be developed as designated. However, no new more intensive land use designations of a sensitive nature will be allowed.

Map Code 3.6 (Hazardous Waste Disposal Facilities Underground Injection Method) - Permitted land uses include a deep injection well for disposal of hazardous wastes as a primary activity. There are no compatible uses. This map code applies to land within the facility perimeter.

Two concentric buffer zones extend from the facility perimeter, as illustrated in the Kern County and Incorporated Cities Hazardous Waste Management Plan. The Inner Buffer Zone is shown to extend 2,000 feet from the facility perimeter consistent with current State law. Map Code 8.x, which are various Resource designations, will apply to land

within this buffer zone. In the Outer Land Use Buffer Zone, which extends to one mile (5,280 feet) from the facility perimeter, all preexisting map code designations will be retained and may be developed as designated. However, no new more intensive land use designations of a sensitive nature will be allowed.

Map Code 3.7 (Other Waste Facilities) – Non-hazardous waste facilities which manage and process various types of waste materials but do not have on-site disposal. Examples include but are not limited to large and medium volume transfer facilities; materials recovery facilities; composting facilities (green waste and biosolids); wood waste (chipping and grinding facilities); tire recycling; soil remediation; transformation facilities; ash operations and facilities as defined in §17376 of Title 14; and construction and demolition recycling (see Appendix F).

Map Code 3.7.1 (Other Waste Facilities Buffer) – Areas which are owned by the waste facility, restricted by easement, or have a compatible use to the waste facility within 200 foot of a permitted waste area as defined by the 3.7 land use designation or for a commercial organic composting and transformation facilities a minimum buffer of 660 foot shall be required (see Appendix F).

POLICIES: PUBLIC FACILITIES AND SERVICES

1. New discretionary development will be required to pay its proportional share of the local costs of infrastructure improvements required to service such development.
2. The efficient and cost-effective delivery of public services and facilities will be promoted by designating areas for urban development which occur within or adjacent to areas with adequate public service and facility capacity.
 - a. Ensure that water quality standards are met for existing users and future development
 - b. Ensure that adequate storage, treatment, and transmission facilities are constructed concurrently with planned growth.
 - c. Ensure the maintenance and repair of existing water systems.
 - d. Encourage the utilization of wastewater treatment facilities which provide for the reuse of wastewater.
 - e. Encourage the consolidation or elimination of small water systems.
 - f. Encourage the conversion of private sewer systems (septic tanks) to public systems.

- g. Ensure that adequate collection, treatment, and disposal facilities are constructed concurrently with planned growth.
 - h. Ensure that appropriate funding mechanisms are in place to fund the needed improvements which result from development and subsequent growth.
3. Individual projects will provide availability of public utility service as per approved guidelines of the serving utility.
 4. The provision of parks and recreational facilities of varying size, function, and location to serve County residents will be encouraged. Special attention will be directed to providing linear parks along creeks, rivers, and streambeds in urban areas.
 5. Seek to provide recreational facilities where deficiencies have been identified.
 6. The County will ensure adequate fire protection to all Kern County residents.
 7. The County will ensure adequate police protection to all Kern County residents.
 8. Environmentally safe locations for the disposal of solid waste will be assured by locating sites in accordance with the criteria set forth in Appendix E of this General Plan.
 9. Applicants for all solid waste disposal facilities (Map Code 3.4) and other waste facilities (Map Code 3.7) shall submit closure plans and financial assurance estimates to guarantee closure in conjunction with approval of the required conditional use permit. The requirement for financial assurances may also be satisfied if a State or federal agency will have lead permit responsibility for approval or operational oversight of the facility and which also will require the posting of financial assurances to guarantee site closure. In conjunction with the financial assurances filed with the County, applicants shall enter into a contract with the County to guarantee site closure.
 10. A designated site for solid waste disposal facilities (Map Code 3.4) shall be protected from encroachment of incompatible land uses and intensive urban development. General Plan map code designations which may be compatible for properties adjacent to or within 1,320 feet of solid waste disposal facilities include the following: Resource designations (8.x), 1.2, 3.3, 5.8, 7.1, 7.2, and 7.3. Other map code designations may be compatible subject to project-specific CEQA evaluation. Intensive residential uses, community care facilities, schools, hospitals, recreational vehicle parks, and other uses involving sensitive populations, concentrations of people, and other activities will usually be incompatible adjacent to or near solid waste disposal facilities.

Health risk assessment analysis prepared by the land use project applicants may be warranted when considering proposals for General Plan amendments, zone

changes, conditional use permits, and sensitive uses within 1,320 feet of a designated solid waste facility site.

11. A solid waste disposal facility (Map Code 3.4) and other waste facilities (Map Code 3.7) shall pay its pro-rata share of upgrading of pertinent County roads.
12. For solid waste disposal facilities, all necessary permits shall be obtained from the Kern County Environmental Health Services Department, Kern County Waste Management Department, State of California Integrated Waste Management Board, State of California Regional Water Quality Control Board, the appropriate Air Pollution Control District, and all other responsible agencies prior to the commencement of operations.
13. The County shall ensure landfill capacity for the residents and industry of Kern County.
14. All solid waste disposal facilities shall designate a buffer around the permitted disposal area as defined by the Map Code 3.4 land use designation.
15. All other waste facilities (non-hazardous/non-disposal) shall designate a buffer around the permitted waste area as defined by the 3.7 land use designation.
16. The proposed siting or expansion of hazardous waste facilities will be in conformance with the adopted Kern County and Incorporated Cities Hazardous Waste Management Plan.
17. For other policies and implementation measures, see General Provisions, Section 1.10 of this General Plan.

IMPLEMENTATION MEASURES: PUBLIC FACILITIES AND SERVICES

- A. Continue to administer the Capital Improvement Program (CIP) and coordinate with public utility providers listing the necessary improvements to Kern County's public services and facilities in collaboration with key service providing agencies and the County Administrative Office as a first step toward the preparation of a long-term Public Services Plan for Kern County. This plan addresses the projected demand for public services throughout the County in comparison with projected revenues and identifies long-term financial trends for the major public service providers. The CIP and General Plan can assure compliance with the provisions of Government Code Sections 65401 and 65402 which require review of all capital facility decisions for consistency with this General Plan.
- B. Determine local costs of County facility and infrastructure improvements and expansion which are necessitated by new development of any type and prepare a schedule of charges to be levied on the developer at the time of approval of the Final Map. This implementation can be effectuated by the formation of a County work group.

- C. Project developers shall coordinate with the local utility service providers to supply adequate public utility services.
- D. Involve utility providers in the land use and zoning review process.
- E. Continue to establish coordinated efforts between government entities and private enterprise to identify and preserve unique scenic qualities of existing natural resources and to enhance the image of the County as a whole.
- F. Continue to use the accepted California and National Design Standards for both passive and active park development to accommodate programmed and spontaneous activities. Some usable area should be held as open turf for free play and community festivals.
- G. Continue to encourage coordination between appropriate jurisdictions in the acquisition (including cooperative agreements), development, and use of parks to avoid duplication of facilities and provide economic use of public funds.
- H. Continue to pursue federal, State, and private grant funding for the rehabilitation and acquisition of parks and recreation facilities.
- I. Developers of new residential subdivisions will be required to dedicate land and/or pay fees in lieu of dedication for the acquisition and development of recreational facilities which directly serve the needs of the subdivision.
- J. Ensure that the Superintendent of Schools and the respective school districts are informed of development proposals and are afforded the opportunity of evaluating their potential effect on the physical capacity of school facilities.
- K. The appropriate agency should develop sewer and water master plans in areas where these services are lacking or deficient and in areas where urban development exists or is designated.
- L. Prior to the approval of development projects, the County shall determine the need for fire protection services. New development in the County shall not be approved unless adequate fire protection facilities and resources can be provided.
- M. Conditional use permits shall be required for solid waste facilities to establish the standards and conditions necessary to protect the public's health and safety and to protect characteristics associated with diverse communities and regions of Kern County.
- N. Secure complete and accurate information on all hazardous wastes generated, handled, stored, treated, transported, and disposed of within or through Kern County.
- O. Reduce to the greatest degree possible the amount of waste to be disposed of by

encouraging private industry to construct and manage a high quality system of transfer stations, recycling facilities, treatment plants, and incinerators located near the generators of hazardous waste.

- P. Develop formal relationships with the federal and State governments to define federal, State, regional, and local responsibilities for the enforcement of hazardous waste laws and the inspection of hazardous waste disposal facilities.
- Q. The County shall develop a program to update the Kern County and Incorporated Cities Hazardous Waste Management Plan.
- R. Roads and highways utilized for commercial shipping of hazardous waste destined for disposal will be designated as such pursuant to Vehicle Code Sections 31303 et seq. Permit applications shall identify commercial shipping routes they propose to utilize for particular waste streams.
- S. County permits for new or expanding hazardous waste disposal facilities shall be approved for a period not to exceed five (5) years. No renewal of a permit will be granted if federal or State law or regulations do not then authorize the issuance of permits to operate new disposal facilities of the proposed type. If the County renews a permit, it may impose any new conditions and restrictions, which are required to bring the permit into conformity with law or the Kern County and Incorporated Cities Hazardous Waste Management Plan.
- T. Amend the County's EIR Procedures to include consideration of fiscal impacts of development proposals, so that the character and extent of possible public service or facility deficiencies can be identified during the course of the normal project review process.
- U. Each adopted site for a solid waste disposal facility (Map Code 3.4) shall be depicted on the General Plan map and on a map in Appendix E, delineating the boundaries of the facility and existing permanent dwelling units within 1,320 feet of the facility's boundary. Modifications to a permitted disposal area shall require a General Plan Amendment to a Map Code 3.4 for the expansion area and shall simultaneously amend the Map Code 3.4.1 (Other Waste Facility Buffer) boundary to maintain a 1,320-foot buffer area from the permitted disposal area. The General Plan Amendment process shall include amending the facilities map in Appendix E.
- V. All new solid waste disposal facilities (non-hazardous) (Map Code 3.4) shall own a minimum of 1,320-foot buffer around the permitted operational area as defined by the Map Code 3.4 land use designation and the buffer shall be designated Map Code 3.4.1 (Solid Waste Disposal Facility Buffer). This requirement may be waved or lessened by the Planning Director if adjacent land uses are compatible with the disposal facility such as Heavy and Medium Industrial.
- W. Solid waste disposal facilities approved prior to the adoption of this General Plan shall strive to have a 660-foot buffer around the permitted disposal area as defined by the Map Code 3.4 (Solid Waste Disposal Facility) land use designation. Land,

which is not owned by the solid waste disposal facility and is within 1,320 feet of a permitted disposal facility, shall include a Map Code 2.10 (Nearby Waste Facility) combining land use designation.

- X. The uses that are allowed within the Map Code 3.4.1 (Solid Waste Disposal Facility Buffer) land use designation shall be listed within the conditional use permit approved for the solid waste disposal facility or as provided for in the approved solid waste facility permit.
- Y. Each adopted site for other waste facilities (Map Code 3.7) shall be depicted on the General Plan map, and on a map in Appendix F delineating the boundaries of the facility, and existing permanent dwelling units within 200 foot of the facility's boundary or 660 foot for a commercial organic compost and transformation facilities. Modifications to the permitted waste area of an Other Waste Facilities shall require a General Plan Amendment to a Map Code 3.7 for the expansion area and shall simultaneously amend the Map Code 3.7.1 (Other Waste Facilities Buffer) boundary to maintain the required buffer area from the permitted waste area. The General Plan Amendment process shall include amending the facilities map in Appendix F.
- Z. All new Other Waste Facilities (non-hazardous/non-disposal) (Map Code 3.7) shall own a minimum of 200-foot buffer around the permitted operational area as defined by the Map Code 3.7 land use designation and the buffer shall be designated Map Code 3.7.1 (Other Waste Facility Buffer). Commercial organic compost and transformation facilities shall require a minimum of 660-foot buffer.
- AA. Other Waste Facilities approved prior to adoption of this General Plan shall strive to have a 200-foot buffer around the permitted disposal area as defined by the 3.7 land use designation. Land, which is not owned by the other waste facility and is within 200-foot of a permitted disposal facility, shall include a Map Code 2.10 (Nearby Waste Facility) combining land use designation, except for commercial organic compost and transformation facilities which require a 660-foot designated buffer.
- BB. The uses, which are allowed within the Map Code 3.7.1 (Other Waste Facility Buffer) land use designation, shall be listed within the approved conditional use permit or as provided by the appropriate permit.
- CC. Existing designated solid waste facilities are consistent with the General Plan. To further clarify the nature of future facilities, the County shall apply the following land use map codes.
 - 2.10 (Nearby Waste Facility)
 - 2.11 (Burn Dumps)
 - 3.4.1 (Solid Waste Disposal Facility Buffer)
 - 3.7 (Other Waste Facilities)
 - 3.7.1 (Other Waste Facilities Buffer)

- DD. Existing Map Code 3.4 (Solid Waste Disposal Facility) facilities that have approved permits consistent with Map Code 3.7 (Other Waste Facilities) may not **expand** their allowed land uses without a consistency finding with this General Plan. To be consistent a General Plan Amendment from Map Code 3.4 (Solid Waste Disposal Facility) to Map Code 3.7 (Other Waste Facilities), and a buffer designated Map Code 3.7.1 (Other Waste Facilities Buffer) may be required.
- EE. Existing Map Code 3.4 (Solid Waste Disposal Facility) facilities that have approved permits consistent with Map Code 3.7 (Other Waste Facilities) may not **intensify** their allowed land uses without a consistency finding with this General Plan. To be consistent a new conditional use permit and a buffer designated Map Code 3.4.1 (Solid Waste Disposal Facility Buffer) may be required.
- FF. A traffic study/analysis shall be required for all discretionary new or expanded solid waste facilities. The study shall include an analysis of the status of facility access roads and the need to upgrade those roads. Mitigation may be imposed to address impacts to these roads.
- GG. Implement a level of service standard of 2.5 acres of park area per 1,000 residents.
- HH. The County shall periodically investigate the level of service standards for parks and recreation services to ensure that adequate recreation facilities are provided for County residents.
- II. The Kern County Parks and Recreation Department will evaluate the possibility of alternative funding sources for the development, rehabilitation, and operation of park and recreational facilities. These funding sources shall include the possible implementation of development fees and/or special assessment districts such as used for lighting and landscaping, under a County Service Area (CSA).

11. The County shall not be responsible for the costs of the project. The County shall not be responsible for the costs of the project. The County shall not be responsible for the costs of the project.

12. The County shall not be responsible for the costs of the project. The County shall not be responsible for the costs of the project. The County shall not be responsible for the costs of the project.

13. The County shall not be responsible for the costs of the project. The County shall not be responsible for the costs of the project. The County shall not be responsible for the costs of the project.

14. The County shall not be responsible for the costs of the project. The County shall not be responsible for the costs of the project. The County shall not be responsible for the costs of the project.

15. The County shall not be responsible for the costs of the project. The County shall not be responsible for the costs of the project. The County shall not be responsible for the costs of the project.

16. The County shall not be responsible for the costs of the project. The County shall not be responsible for the costs of the project. The County shall not be responsible for the costs of the project.

17. The County shall not be responsible for the costs of the project. The County shall not be responsible for the costs of the project. The County shall not be responsible for the costs of the project.

Areas

Special Treatment Areas

1.5 SPECIAL TREATMENT AREAS

ASSUMPTIONS: SPECIAL TREATMENT AREAS

Localized issues, problems, and opportunities will continue to require specific, individualized treatment to ensure that a solution to problems or realization of opportunities is reflective of the needs of local residents. The size and complexity of Kern County forces recognition of localized needs. Use of area and specific plans will continue as basic tools under State law for addressing local needs.

For the purposes of this General Plan, a "Land Project" shall be defined as follows:

1. The subdivision contains 50 or more parcels of which any 50 are both (a) not improved with residential, industrial, commercial, or institutional buildings; and (b) offered for sale, lease, or financing for purposes other than industrial commercial, institutional, or commercial agricultural uses.

and

2. The subdivision is located in an area in which less than 1,500 registered voters reside within the subdivision or within two miles of the proposed project boundary.

and

3. The subdivision does not constitute a community apartment project as defined in Business and Professions Code Section 11004, a project consisting of condominiums as defined in Section 783 of the Civil Code, or a stock cooperative as defined in Business and Professions Code Section 11003.2.

ISSUES: SPECIAL TREATMENT AREAS

Specific Plans and Rural Community Plans have been prepared in past years for a number of locations in the County. There are also small rural communities located throughout the County which would be impractical to address at a General Plan level of detail. The identity and character of these communities could easily be damaged by inappropriate treatment in a General Plan. Finally, areas have been identified through analysis of data and by identification during public involvement in the plan preparation process which has the potential for intensified, yet localized, development in the future.

GOALS: SPECIAL TREATMENT AREAS

1. To recognize the validity of existing Specific Plan and Rural Community Plan decisions and to identify areas for which similar detailed planning efforts should be undertaken in the future so as to best meet the needs and concerns of local residents.

MAP PROVISIONS: SPECIAL TREATMENT AREAS

Map Code 4.1 (Accepted County Plan Areas) - A designation of areas for which specific land use plans have already been prepared and approved. These plans are accepted and incorporated by this reference and the respective land use map associated with each such plan is hereby adopted as the General Plan diagram for each such area. Each plan area is indicated on the General Plan map. See Appendix A for details of accepted County plans.

Map Code 4.2 (Interim Rural Community Plan) - A designation used to identify settlements in the County that have individual character which, in past plans, have been broadly merged with the surrounding countryside. These settlements are recognized as unique communities; each with its own character, special advantages, and problems which should more appropriately be addressed at a specific plan level of detail. See Appendix B for details and maps of interim rural community plans.

Map Code 4.3 (Specific Plan Required) - A designation applied to areas wherein large-scale projects have been previously proposed by the project landowner(s). This map code recognizes the need for additional assessment and evaluation of these proposals and does not create a commitment on the part of Kern County to approve any such proposals. The project proponent bears the burden of demonstrating the suitability of the property for the conceptual uses and densities.

Areas designated Map Code 4.3 shall be subject to development, consideration, and adoption of a specific plan in accordance with all applicable local and State requirements pertaining thereto.

The Maximum Allowed Land Use Density tables (Appendix C) showing acreages and densities are conceptual and shall be used as guidelines should a specific plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals, policies and environmental review and may require reduction or elimination.

POLICIES: SPECIAL TREATMENT AREAS

1. The land use map diagrams adopted for special treatment areas establish the land use patterns for these areas.
2. Applicant-initiated adopted Specific Plans that have not been implemented through the application of zoning and/or land division (where applicable) within five years of County approval or within five years of the adoption of the 2004 General Plan Update shall be viewed as inactive. The County utilizing a County-initiated General Plan Amendment process shall consider inactive applicant-initiated Specific Plans for rescission.

3. Rural communities are historically identifiable small-scale non-urban settlements located in outlying areas of the County which contain a mixture of residential and supportive commercial and other uses serving the community and the surrounding rural population. The County will ensure that the unique character of these communities is preserved and enhanced by recognizing the scale, density, size, and composition of development as summarized in Appendix B.
4. The County shall require the adoption of a specific plan prior to development approval in areas (1) designated Map Code 4.3 (Specific Plan Required) on the General Plan maps; (2) for a development classified as a "Land Project" (see Special Treatment Areas' Assumptions section for a definition of "Land Project"); or (3) proposing to amend a resource designation (Map Code 8.x) equal to or greater than 40 acres to commercial/industrial map codes. Until a Specific Plan is adopted, the Map Code 4.3 (Specific Plan Required) areas will have the following interim General Plan land use designation:
 - (a) In areas designated Specific Plan Required the interim designations will reflect the existing zoning pattern pending the owner's or multiple owners' submission of an acceptable plan pursuant to stipulated guidelines found in Appendix C of this General Plan and subsequent County adoption of a Specific Plan. (Appendix C contains a summary of the Specific Plan Required areas)
5. Specific Plan Areas guidelines shall be used to ensure adequate consideration of the General Plan goals and policies governing development and resource management. (These guidelines are presented in Appendix C.)
6. If a Specific Plan Required area, Map Code 4.3, is subdivided prior to adoption of a formal Specific Plan, the Map Code 4.3 designation shall be reviewed for amendment or recession. The recession, through a publicly noticed General Plan Amendment process, shall be based on the practicality of a Specific Plan on the remainder of the property.

IMPLEMENTATION MEASURES: SPECIAL TREATMENT AREAS

- A. Where particular policies or standards are not addressed within a Special Treatment Area, the provisions of the Kern County General Plan shall govern.
- B. As each special treatment area, Map Code 4.3 (Specific Plan Required) or Map Code 4.2 (Interim Rural Community Plan), has a Specific Plan adopted pursuant to Government Code Section 65450 et seq., the map provision shall concurrently be changed to Map Code 4.1 (Accepted County Plan Area).
- C. Zone the accepted plan areas in a manner which is consistent with their equivalent General Plan designation.

- D. Portions of accepted County plan areas (Map Code 4.1) classified, as Reserve or Undesignated, shall be considered as Resource Management (Map Code 8.5).
- E. The County shall continually review adopted Specific Plans. Inactive Specific Plans, as noted in Policy No. 2, may be considered for County initiated rescission.
- F. The Map Code 4.2 (Interim Rural Community Plan) areas shall have the same force and effect as any other accepted County plan area. These areas should be zoned consistently with the maps appended to this document. A proposed change in zoning not consistent with the adopted plan will necessitate the preparation of an appropriate General Plan Amendment.
- G. Develop and adopt Specific Plans for each interim Rural Community Plan area.
- H. Prepare and adopt Interim Map Code 4.3 maps which contain General Plan designations that reflect consistency with the existing zoning patterns for all areas until a Specific Plan is adopted.
- I. Upon adoption of a Specific Plan for a Map Code 4.3 area, the applicable Interim Map Code 4.3 map within the General Plan Appendix C shall be removed, and the plan included on the Adopted Specific Plan list within Appendix A.

1. RESIDENTIAL

ASSUMPTIONS, RESIDENTIAL

It has been assumed that the population of Kern County will continue to grow at its current rate of less than 2 percent annually over the next 20 years, with increments generated both by a continuing influx of new residents from outside the County and by the natural increase of the population in the area.

New residential development should be primarily targeted and should not rely on economically important natural resources and should be provided with necessary services.

ISSUES, RESIDENTIAL

A major issue in residential development is the need to balance the needs of the County with the needs of the residents.

Residential

The provision of public schools, water, sewer, and public safety services to the County's residential population is a major issue.

There is a need to balance the needs for new residential development against the need to protect the environment and the County's natural resources.

There is a need to balance the needs for new residential development against the need to protect the environment and the County's natural resources.

Urban expansion into agricultural areas creates the potential for land use conflicts.

GOALS, RESIDENTIAL

1. Guide the development of new residential uses within the County so as to ensure that the supply of land designated for residential use is sufficient enough to meet anticipated demand.
2. Ensure the provision of safe and affordable living environments and the use of land for efficient and economic use of land.
3. Encourage compact urban density development within Kern County that is not supported by adequate infrastructure.
4. Promote higher-density residential development within the County of Kern in areas with adequate public services and infrastructure.

1. The purpose of this report is to provide a summary of the results of the study conducted by the research team on the impact of the proposed development on the surrounding environment.

2. The study was conducted in accordance with the requirements of the Environmental Impact Assessment Act, 1992, and the relevant regulations.

3. The study was conducted in accordance with the requirements of the Environmental Impact Assessment Act, 1992, and the relevant regulations. The study was conducted in accordance with the requirements of the Environmental Impact Assessment Act, 1992, and the relevant regulations.

4. The study was conducted in accordance with the requirements of the Environmental Impact Assessment Act, 1992, and the relevant regulations.

5. The study was conducted in accordance with the requirements of the Environmental Impact Assessment Act, 1992, and the relevant regulations.

Residential

6. The study was conducted in accordance with the requirements of the Environmental Impact Assessment Act, 1992, and the relevant regulations.

1.6 RESIDENTIAL

ASSUMPTIONS: RESIDENTIAL

It has been assumed that the population of Kern County will continue to grow at its current rate of less than 2 percent annually over the next 20 years, with increments generated both by a continuing influx of new residents from outside the County and by the natural increase of the population in the area.

New residential development should be relatively hazard free and should not intrude on economically important natural resources and should be provided with necessary services.

ISSUES: RESIDENTIAL

A major issue in recent years has been the increase of scattered urban density residential development throughout the County.

The provision of public schools, water, sewers, and public safety protection to low density residential has become increasingly difficult.

There is a need to balance the need for new residential development against all the other land use requirements facing the County. This means linking the additional land to be made available for residential uses to the County's actual anticipated growth.

Increased rural residential land use in the resource areas has put pressure to convert prime agriculture lands to residential. In addition, it is more difficult to farm next to residential areas.

Urban expansion into agriculture areas creates the potential for land use conflicts.

GOALS: RESIDENTIAL

1. Guide the development of new residential uses within the County so as to ensure that the supply of land designated for residential use is extensive enough to meet anticipated demand.
2. Ensure the provision of safe and amenable living environments and the promotion of efficient and economical use of land.
3. Discourage scattered urban density development within Kern County that is not supported by adequate infrastructure.
4. Promote higher-density residential development within the County of Kern in areas with adequate public services and infrastructure.

5. Promote mixed-densities within developments to increase average density, increase greenbelts and paths, reduce consumption of agriculture land, open space, and reduce costs of infrastructure.
6. Promote the conservation of water quantity and quality in Kern County.
7. Minimize land use conflicts between residential and resource, commercial, or industrial land uses.
8. Ensure compatible land uses around airports.

MAP PROVISIONS: RESIDENTIAL

Map Code 5.1 (29 Dwelling Units/Net Acre Maximum) - Designed to allow high-density apartments and condominiums in proximity to and within walking distance of urban commercial centers, with a minimum of 1,502 square feet of site area per unit, yielding a maximum of 29 units per net acre.

Map Code 5.2 (16 Dwelling Units/Net Acre Maximum) - Primarily intended for small multiple-family structures such as duplexes, triplexes, and mobilehome parks which require a full array of urban services, with a minimum of 2,722 square feet of site area per unit and yielding a maximum of 16 units per net acre in conformance with precise development, cluster, or other special planning ordinance standards.

Map Code 5.3 (10 Dwelling Units/Net Acre Maximum) - This category is designed to accommodate urban single-family development on lots with a minimum average size of 4,356 square feet (1/10 of an acre), yielding a maximum of 10 units per net acre in conformance with precise development, cluster, or other special planning ordinance standards.

Map Code 5.4 (4 Dwelling Units/Net Acre Maximum) - This category is designed to accommodate urban single-family development on lots with a minimum average size of 1/4 net acre.

Map Code 5.45 (2 Dwelling Units/Net Acre Maximum) - This category is designed to accommodate urban single-family development on lots with a minimum average size of 1/2 net acre.

Map Code 5.5 (1 Dwelling Unit/Net Acre Maximum) - This constitutes a single-family designation with rural service needs in the valley and desert regions, while in the mountain region, residential uses of this density will require urban service provision.

Map Unit 5.6 (2.5 Gross Acres/Dwelling Unit Maximum) - This category is a rural designation in all planning regions to allow for developments not requiring public water and sewer.

Map Code 5.7 (5.0 Gross Acres/Dwelling Unit Maximum) - Designated in the outlying, less densely settled areas, often characterized with physical constraints and not requiring connections to public water and sewer infrastructure.

Map Code 5.75 (10.0 Gross Acres/DU Maximum) - Designated in the outlying, less densely settled areas, often characterized by areas with physical constraints and not requiring connections to public water and sewer infrastructure.

Map Code 5.8 (20+ Gross Acres/DU Maximum) - Designated in the outlying, less densely settled areas, often characterized by physical constraints and not requiring connections to public water and sewer infrastructure.

POLICIES: RESIDENTIAL

1. Varied approaches to residential development will be actively encouraged and given favorable consideration, in order to foster a variety of housing types and densities and a more efficient use of the land, while preserving the character of individual communities.
2. The County will encourage the creation of residential developments as provided for in the Cluster Combining District of the Zoning Ordinance as a means of preserving open space.
3. Owners of individual legal residentially zoned lots of record will, in any event, retain the right to develop a housing unit structure regardless of the General Plan designation, provided County development ordinance criteria are met.
4. Limited neighborhood type of commercial uses will be permitted in all residential map code designations provided that the specific commercial use being proposed is determined through site review to be of a neighborhood nature and appropriate and compatible with surrounding uses provided findings of consistency with the policies and provisions of this plan are met.
5. Discourage premature urban encroachment into areas of intense agriculture areas.
6. Encourage mixed-use developments that allow residential use of the upper levels of multistory commercial buildings.
7. The County shall offer density incentives for residential projects that provide desired elements including infrastructure, affordable housing, day care, and clustered development.
8. The extent, type, and location of new residential development designated by the plan will be in accordance with the goals and objectives of the Housing Element.
9. Development in areas without adequate infrastructure or development that places a burden on public services (i.e. fire, sheriff, parks, and libraries) shall be discouraged.

10. Encourage new development to infill existing development areas such as bypassed parcels.
11. Provide for an orderly outward expansion of new urban development so that it maintains continuity of existing development, allows for the incremental expansion of infrastructure and public service, minimizes impacts on natural environmental resources, and provides a high-quality environment for residents and businesses.
12. Prior to approval, all new discretionary residential projects located in the Airport Influence Areas will be reviewed for compatibility with the Airport Land Use Compatibility Plan.
13. For other policies and implementation measures, see General Provisions, Section 1.10 of this General Plan.

IMPLEMENTATION MEASURES: RESIDENTIAL

- A. Review existing development ordinances and, if necessary, adopt additional standards to ensure that the design and siting of new residential development is compatible with adjacent land uses.
- B. Amend the County's zoning maps and residential zoning district regulations to achieve consistency with the General Plan map and residential land use classifications.
- C. Encourage innovative residential development through the use of a Cluster Plan approved in conjunction with the Cluster Combining District to permit flexible design and siting standards (such as setbacks, yards, building relationships); and to promote clustering as a means of achieving more efficient housing construction and providing larger areas of usable common open space; and establish a system to award density bonuses in return for special design, infrastructure improvements, extra amenities, usable open space, or other developer efforts.
- D. All General Plan Amendments, zone changes, conditional use permits, discretionary residential developments of five or more dwelling units, and variations from height limits established by zoning for properties which are located in the Airport Influence Areas or near a military airport shall be reviewed by the Planning Department for compatibility with the Kern County Airport Land Use Compatibility Plan.
- E. Projects that propose creative or innovative housing types and mixed unit densities shall be encouraged by the County based on the following criteria:
 1. Compatibility with the existing character of the surrounding land uses.
 2. Residential development utilizing the existing infrastructure.
 3. Infill residential developments

4. Location of the residential development in close proximity to one or more of the following:
 - a) Public Transportation.
 - b) Parks and/or open space.
 - c) Employment opportunities.
 - d) Public amenities for the project distinctly over and above the Ordinance requirements.

F. The Density Bonus chapter of the Zoning Ordinance shall contain and further define the following provisions:

1. A density bonus of up to 20 percent granted to residential projects of five or more units located in the Low Density Residential (R-1), Medium Density Residential (R-2), High Density Residential (R-3), Mobilehome Park (MP), or General Commercial (C-2) Districts that provide complete infrastructure improvements, including community water distribution and sewage collection and treatment systems.
2. A density bonus of 25 percent granted to specified residential projects of five or more units in which at least 20 percent of the units are affordable to persons and families of lower income or in which 10 percent of the units are affordable to very low income households or 50 percent of the units will be provided for qualifying residents. The applicant may request a waiver of standards as authorized by Section 65915 of the Government Code.
3. A density bonus of 20 percent granted to residential developments of 50 or more units within the Medium Density Residential (R-2), High Density Residential (R-3), Mobilehome Park (MP), or General Commercial (C-2) Districts when on-site daycare facilities are provided.
4. A density bonus of 10 percent granted to residential developments in conjunction with submittal and approval of a Cluster Plan.

G. Discretionary project applicants shall provide documentation of adequate public infrastructure and services which include, but are not limited to:

1. Fire protection.
2. Police protection.
3. Sewage disposal.
4. Water service including quality and quantity.
5. Documentation that water conservation measures have been considered.

H. Residential development shall be designed in such a way so as to conserve water and energy.

1. The purpose of this document is to provide information to the public regarding the proposed project.

2. The project is located in the area of [redacted] and is expected to be completed by [redacted].

3. The project will involve the construction of [redacted] and the installation of [redacted].

4. The project is expected to have a positive impact on the local economy and environment.

5. The project is subject to public review and comment. Interested parties are encouraged to provide input.

6. The project is being funded by [redacted] and is expected to be completed by [redacted].

7. The project is expected to have a positive impact on the local economy and environment.

8. The project is subject to public review and comment. Interested parties are encouraged to provide input.

9. The project is being funded by [redacted] and is expected to be completed by [redacted].

10. The project is expected to have a positive impact on the local economy and environment.

11. The project is subject to public review and comment. Interested parties are encouraged to provide input.

12. The project is being funded by [redacted] and is expected to be completed by [redacted].

13. The project is expected to have a positive impact on the local economy and environment.

14. The project is subject to public review and comment. Interested parties are encouraged to provide input.

15. The project is being funded by [redacted] and is expected to be completed by [redacted].

16. The project is expected to have a positive impact on the local economy and environment.

17. The project is subject to public review and comment. Interested parties are encouraged to provide input.

18. The project is being funded by [redacted] and is expected to be completed by [redacted].

19. The project is expected to have a positive impact on the local economy and environment.

20. The project is subject to public review and comment. Interested parties are encouraged to provide input.

21. The project is being funded by [redacted] and is expected to be completed by [redacted].

22. The project is expected to have a positive impact on the local economy and environment.

23. The project is subject to public review and comment. Interested parties are encouraged to provide input.

24. The project is being funded by [redacted] and is expected to be completed by [redacted].

25. The project is expected to have a positive impact on the local economy and environment.

26. The project is subject to public review and comment. Interested parties are encouraged to provide input.

27. The project is being funded by [redacted] and is expected to be completed by [redacted].

28. The project is expected to have a positive impact on the local economy and environment.

29. The project is subject to public review and comment. Interested parties are encouraged to provide input.

30. The project is being funded by [redacted] and is expected to be completed by [redacted].

31. The project is expected to have a positive impact on the local economy and environment.

32. The project is subject to public review and comment. Interested parties are encouraged to provide input.

33. The project is being funded by [redacted] and is expected to be completed by [redacted].

34. The project is expected to have a positive impact on the local economy and environment.

35. The project is subject to public review and comment. Interested parties are encouraged to provide input.

36. The project is being funded by [redacted] and is expected to be completed by [redacted].

37. The project is expected to have a positive impact on the local economy and environment.

38. The project is subject to public review and comment. Interested parties are encouraged to provide input.

39. The project is being funded by [redacted] and is expected to be completed by [redacted].

40. The project is expected to have a positive impact on the local economy and environment.

41. The project is subject to public review and comment. Interested parties are encouraged to provide input.

42. The project is being funded by [redacted] and is expected to be completed by [redacted].

43. The project is expected to have a positive impact on the local economy and environment.

44. The project is subject to public review and comment. Interested parties are encouraged to provide input.

45. The project is being funded by [redacted] and is expected to be completed by [redacted].

ASSUMPTIONS: COMMERCIAL

Engineering is the service industry, including architecture and mechanical engineering services, and water and waste utilities are critical inputs to a new development in the water is primarily housing. This will require an increase in growth in the water industry and increasing number of workers and jobs. Agriculture, forestry, and petroleum production are also government of the water industry. The water industry in the County includes manufacturing up to a new water and wastewater sector of the economy. Government employment in the water industry is the major economic sector in Edwards County, and the water industry is the major water industry in the County and the region.

ISSUES: COMMERCIAL

Commercial

Adequate land use must be provided for commercial and industrial development. These developments must be provided for in a way that is consistent with the needs of the community and the needs of the community.

GOALS: COMMERCIAL

1. Ensure that an adequate and appropriate water supply is available for a range of commercial uses.
2. Ensure a strong economic growth and development in the water industry, including the water and waste water industry.
3. Ensure that adequate infrastructure and water services are available for all proposed commercial projects.
4. Diversify and broaden the economic base of the County.
5. Provide high-quality commercial and industrial services to the water industry and the traveling public without taking a significant financial loss.
6. Ensure that the water industry is a major economic sector in the County and the region.

Commercial

1.7 COMMERCIAL

ASSUMPTIONS: COMMERCIAL

Employment in the service industries, including wholesale and retail trade, professional services, and health and social services, will continue to grow at a rate comparable to that which is presently occurring. This will continue in response to growth in the basic industries and increasing number of residents and visitors. Agriculture, mineral and petroleum production, and local government will continue to represent the basic industries in the County, whereas manufacturing will be a less significant and well-developed sector of the economy. Government employment will continue to be primarily represented by the military population stationed at Edwards Air Force Base near Mojave and at the China Lake Naval Weapons Center near Ridgecrest.

ISSUES: COMMERCIAL

Adequate land areas must be provided for future growth and development of commercial uses. These commercial services must be located so as to best serve the needs of new residential development, as well as existing populations.

GOALS: COMMERCIAL

1. Ensure that an adequate and geographically balanced supply of land is designated for a range of commercial uses.
2. Pursue a strong economy through logical placement and distribution of commercial development within the rural and urban areas of Kern County.
3. Ensure that adequate infrastructure and public services are available for all proposed commercial projects.
4. Diversify and broaden the commercial base within Kern County.
5. Provide highway commercial along interstates and highways to provide services for the traveling public without being a detriment to existing rural communities.
6. Ensure compatible land uses around airports through the use of the Airport Land Use Compatibility Plan.

MAP PROVISIONS: COMMERCIAL

Map Code 6.1 (Regional Commercial) - Concentrated large-scale retail operations providing a broad range of goods and services. Establishments in this category have a regional market area and receive a large number of customers. Usually pertains to operations close to residential and is generally 20 acres or greater in size.

Uses shall include, but are not limited to, the following:

Regional shopping centers, and major central business districts (CBDs), "big box" commercial centers, and outlet centers.

Map Code 6.2 (General Commercial) - Retail and service facilities of less intensity than regional centers providing a broad range of goods and services which serve the day-to-day needs of nearby residents.

Uses shall include, but are not limited to, the following:

Neighborhood shopping centers, convenience markets, restaurants, offices, wholesale business facilities, resort hotels and motels, hospitals, schools (including trade schools), churches, and commercially related light manufacturing or storage within fully enclosed facilities.

Map Code 6.3 (Highway Commercial) - Uses which provide services, amenities, and accommodations at key locations along major roadways to visitors and through traffic.

Uses shall include, but are not limited to, the following:

Hotels, motels, restaurants, garages, service stations, recreational vehicle parks, fast-food restaurants, truck stops, and truck washes.

POLICIES: COMMERCIAL

1. Kern County will promote a pattern of commercial development that contributes to the economic and physical development of existing unincorporated communities as well as to the incorporated cities.
2. Future commercial uses will be encouraged where residential development exists or is occurring. Designations will not be made far in advance of actual current demand in isolated, remote, or rural areas.

3. The development of specialized clusters of related and mutually supportive commercial activities will be encouraged and supported in appropriate locations by means of the Zoning Ordinance and Specific Plans.
4. Prior to approval, all new discretionary commercial projects located in the Airport Influence areas will be compatible with the Airport Land Use Compatibility Plan.
5. Regional Commercial may be sited in urban areas with adequate infrastructure and should consist of at least 20 acres.
6. Linear commercial development of shallow depth, lacking demonstrated demand, will be discouraged along streets or highways when it can be shown that it impairs the traffic-carrying functions of the highways, it detracts from the aesthetic enjoyment of the surroundings, or if it can be demonstrated that equally effective services can be provided in an alternative configuration.
7. The development of Highway Commercial (Map Code 6.3) shall demonstrate adequate infrastructure.
8. All commercial development equal to or greater than 40 acres in a rural area will require the adoption of a Specific Plan prior to development approval.
9. For other policies and implementation measures, see General Provisions, Section 1.10 of this General Plan.

IMPLEMENTATION MEASURES: COMMERCIAL

- A. Review and amend the necessary commercial districts of the Zoning Ordinance to distinguish clearly between the different types of functions, intensities of activities, and site requirements of the commercial designations in the General Plan.
- B. Evaluation of applications for any General or Specific Plan Amendment to commercial designation will include sufficient data for review of new commercial development proposals consistent with General Plan policies, using the following criteria and guidelines on:
 - i. Location suitability with respect to market area demand.
 - ii. Provision of adequate ingress and egress and the mitigation of traffic impacts.
 - iii. Provision of adequate water, sewer, and other public services to be used.
 - iv. Provision of adequate on-site nonpublic water supply and sewage disposal, if no public systems are available or used.

- v. Compatibility with adjacent uses (scale, noise, other nuisances, etc.) and methods for buffering.
 - vi. Design, layout, and visual appearance within a coordinated commercial setting.
 - vii. Overall consistency with the General Plan.
- C. The depth of new commercial developments shall be at least half the length of the street frontage. Exceptions may be made where existing development or physical constraints provide a more logical shape.
- D. Requests for commercial designations and zoning adjacent to residentially designated and other sensitive uses should incorporate a Precise Development Combining District as a means to ensure land use compatibility.
- E. Require all new commercial designations be assigned to sites where the aggregate of all contiguous parcels designated for commercial use is no less than five (5) acres, except for:
- i. Commercial development located within an approved Specific Plan
 - ii. Commercial development for highway-oriented service uses at freeway on and off ramps
 - iii. Where physical conditions are such that commercial is the only logical use of the property.
 - iv. Neighborhood commercial areas approved in accordance to Residential Policy 4.
- F. Proposed commercial developments shall demonstrate compatibility with adjacent residential development through:
- i. Attention to noise impacts
 - ii. Reduction or minimization of light and glare
 - iii. Buffering of residential from the commercial development through use of walls, landscaping, etc.
 - iv. Placing loading/unloading areas as far as practicable from residences.
- G. All General Plan Amendments, zone changes, conditional use permit, discretionary commercial developments, and variations from height limits established by zoning for properties which are located in the Airport Influence areas or near a military airport shall be reviewed by the Planning Department for compatibility with the Kern County Airport Land Use Compatibility Plan.

- H. Discretionary applications for all commercial projects shall provide documentation of adequate public infrastructure and services which include, but are not limited to:
1. Fire protection
 2. Police protection
 3. Sewage disposal
 4. Water service including quality and quantity
- I. New General Plan Amendments for Regional Commercial (Map Code 6.1) sited in urban areas shall demonstrate adequate infrastructure and consist of a minimum of 20 acres.

Industrial

1. The following are the main components of the system: (a) the user interface, (b) the database, (c) the application logic, and (d) the system infrastructure.

- a. The user interface is the part of the system that the user interacts with. It includes the input devices (keyboard, mouse) and the output devices (monitor, printer).
- b. The database is the part of the system that stores the data. It is a collection of related data organized in a way that allows for easy retrieval and manipulation.
- c. The application logic is the part of the system that performs the operations requested by the user. It is the core of the system and is responsible for the overall functionality.
- d. The system infrastructure is the part of the system that provides the hardware and software environment for the system to run. It includes the operating system, the network, and the hardware components.

2. The system is designed to be flexible and scalable. It can handle a large number of users and can be expanded to accommodate additional features and functionality.

3. The system is designed to be secure. It includes features such as user authentication, data encryption, and access control to protect the data and the system from unauthorized access.

4. The system is designed to be reliable. It includes features such as backup and recovery, fault tolerance, and high availability to ensure that the system is always available and that the data is safe.

- a. The system is designed to be easy to use. It includes features such as intuitive navigation, clear instructions, and helpful error messages to make it easy for users to learn and use the system.
- b. The system is designed to be efficient. It includes features such as optimized algorithms, efficient data structures, and fast response times to ensure that the system can handle a large number of users and transactions.
- c. The system is designed to be flexible. It includes features such as modular architecture, extensible interfaces, and configurable parameters to allow the system to be adapted to different environments and requirements.
- d. The system is designed to be scalable. It includes features such as load balancing, distributed processing, and automatic scaling to allow the system to grow as the number of users and transactions increases.

5. The system is designed to be secure. It includes features such as user authentication, data encryption, and access control to protect the data and the system from unauthorized access.

- a. The system is designed to be easy to use. It includes features such as intuitive navigation, clear instructions, and helpful error messages to make it easy for users to learn and use the system.
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6. The system is designed to be reliable. It includes features such as backup and recovery, fault tolerance, and high availability to ensure that the system is always available and that the data is safe.

Industrial

Industrial

1.8 INDUSTRIAL

ASSUMPTIONS: INDUSTRIAL

Because Kern County exports the bulk of its agricultural and mineral products in a raw form, manufacturing will continue to be a relatively small sector of the economy. The future of the manufacturing sector appears promising. Some reasons for anticipating growth in the future include convenient access to the Los Angeles and southern California markets, availability of industrial land with adequate transportation and public services, a stable labor force, an affordable housing market, and proximity to sources of raw materials and products. The growth of the manufacturing sector can add greatly to economic activity and wealth. The value added by the processing of raw products could be captured in Kern County and could provide new jobs in the basic (exporting) sector of the economy which, in turn, could support increased demand in the service sector.

ISSUES: INDUSTRIAL

Of primary concern to industrial development is a location relative to resources, labor supplies, transportation, and energy sources. Conflicts can occur when industrial development takes place in areas that are then precluded from resource production or which cause problems of incompatibility with adjacent land uses.

Infrastructure for industrial projects, while well established in the urban areas of Kern County, should be carefully analyzed for any future development. Appropriate siting of industrial development in consideration of the available water and sewer connections, proper access, and road level of service must be determined to prevent any undue burden on established industries or other established developments.

GOALS: INDUSTRIAL

1. Ensure that an adequate and geographically balanced supply of land is designated for a range of industrial purposes.
2. Promote the future economic strength and well being of Kern County and its residents without detriment to its environmental quality.
3. Ensure compatibility with land use designations such as residential, commercial, or other land uses that may be affected by such activities.

MAP PROVISIONS: INDUSTRIAL

Light Industrial (Map Code 7.1) - Unobtrusive industrial activities that can locate in close proximity to residential and commercial uses with a minimum of environmental conflicts. These industries are characterized as labor-intensive and nonpolluting and do not produce fumes, odors, noise, or vibrations detrimental to nearby properties.

Uses shall include, but are not limited to, the following:

Wholesale businesses, storage buildings and yards, warehouses, manufacturing, and assembling.

Service Industrial (Map Code 7.2) - Commercial or industrial activities which involve outdoor storage or use of heavy equipment. Such uses produce significant air or noise pollution and are visually obtrusive.

Uses shall include, but are not limited to, the following:

Automobile and truck parking, storage and repair shops, freighting or trucking yards, bottling plants, breweries, welding shops, cleaning plants, and other manufacturing and processing activities.

Heavy Industrial (Map Code 7.3) - Large-scale industrial activities that are incompatible with other land uses because of potential severe environmental impacts and/or high employee densities.

Uses shall include, but are not limited to, the following:

Manufacturing, assembling and processing activities, transportation facilities, material and equipment storage, sawmills, foundries, refineries, and petroleum product storage.

POLICIES: INDUSTRIAL

1. Locations for new industrial activities shall be provided with adequate infrastructure (water, sewage disposal systems, roads, drainage, etc.) to minimize effects on County services.
2. Map code designations for future industrial development shall not be made far in advance of demand.

3. The land areas best suited for industrial activity by virtue of their location and other criteria will be protected from residential and other incompatible development.
4. Protect existing industrial designations from incompatible land use intrusion.
5. Provide for the clustering of new industrial development adjacent to existing industrial uses and along major transportation corridors.
6. Encourage upgrading the visual character of existing industrial areas through the use of landscaping, screening, or buffering.
7. Require that industrial uses provide design features such as screen walls, landscaping, increased height and/or setbacks, and lighting restrictions between the boundaries of adjacent residential land use designations so as to reduce impacts on residences due to light, noise, sound, and vibration.
8. The County shall give priority to proposed industrial developments where:
 - i. Specific uses are proposed in conjunction with submittal of a concurrent precise development plan; and
 - ii. Where multiple phases, tenants, or lots are proposed through the adoption of a master precise development plan in conjunction with a General Plan Amendment.
9. Prior to approval, all new discretionary industrial projects located in the Airport Influence Areas will be reviewed for compatibility with the Airport Land Use Compatibility Plan.
10. Light Industrial (Map Code 7.1) may be considered near a residential neighborhood and other sensitive uses provided there is an adequate means of establishing compatibility.
11. Requests for new Map Code 7.2 (Service Industrial) and Map Code 7.3 (Heavy Industrial) designations should be discouraged on sites contiguous to or located within 1/4 mile of residentially designated property.
12. All industrial development equal to or greater than 40 acres in a rural area will require the adoption of a Specific Plan prior to development approval.
13. Where feasible, locate future industrial activities in close proximity to railroad facilities and inter- and intra-State transportation corridors to minimize extensive travel through urban areas and to promote alternative transportation of goods.

14. For other policies and implementation measures, see General Provisions, Section 1.10 of this General Plan.

IMPLEMENTATION MEASURES: INDUSTRIAL

- A. Evaluation of applications for any General or Specific Plan Amendment to an industrial designation will include sufficient data for review to facilitate desirable new industrial development proposals consistent with General Plan policies, using the following criteria and guidelines:
- i. Location suitability with respect to market demand area.
 - ii. Provision of adequate access, ingress and egress facilities and services, and the mitigation of traffic impacts.
 - iii. Provision of adequate water, sewer, and other public services to be used.
 - iv. Provision of adequate on-site, nonpublic water supply and sewage disposal if no public systems are available or used.
 - v. Compatibility with adjacent uses (scale, noise, emissions, or other nuisances, etc.) and methods for buffering.
 - vi. Design, layout, and visual appearance coordinated with existing adjacent industrial uses.
 - vii. Overall consistency with the General Plan.
- B. Develop information and data on industrial land use, trends, employment, and production. Monitor changes in location of industrial land supply and demand. Identify opportunities and constraints for new industrial development.
- C. Amend the industrial districts of the Zoning Ordinance to distinguish clearly between the different types of functions, intensities of activities, location, and site requirements of the Light Industrial, Service Industrial, and Heavy Industrial provisions designated in the General Plan.
- D. Amend the permitted use sections of the Zoning Ordinance to limit the range of non-industrial uses permitted in industrial districts so as to protect integrity and ability to achieve their economic functions. Agriculture and mineral and petroleum exploration and extraction, however, should be recognized specifically as permitted and consistent within vacant, industrial-zoned areas. Amend the provisions of agricultural districts to restrict new nonagricultural industrial uses in areas best suited for agricultural use.

- E. Identify discrepancies, if any, between the location of industrially designated areas shown on the General Plan map and those reflected on zoning maps, recommend rezoning actions consistent with the General Plan, and amend the Zoning Ordinance.
- F. All General Plan Amendments, zone changes, conditional use permits, discretionary industrial developments, and variations from height limits established by zoning for properties which are located in the Airport Influence areas or near a military airport shall be reviewed by the Planning Department for compatibility with the Kern County Airport Land Use Compatibility Plan.
- G. Require a Specific Plan for industrial land projects (as defined in the Assumptions Section of the Special Treatment Areas) to identify site specific issues and implementation, such as infrastructure, circulation, compatibility, and public services and facilities.
- H. Requests for industrial designations and zoning adjacent to residentially designated and other sensitive uses should incorporate a Precise Development Combining District as a means to ensure land use compatibility.

IS RESOURCE

ASSUMPTIONS: RESOURCE

Agriculture has been, and will continue to be, vital to the economy of Kern County. The development of major water projects has greatly increased the amount of land available for agricultural production during the last few decades. Similarly, mineral and petroleum resources are basic to Kern County's economy. Kern County has the capability of producing more oil than any other County in California. In addition, local mineral producers and petroleum aggregators contribute major amounts of revenue to the local economy. Petroleum and other mineral extraction efforts continue to be an important part of the local economy. Current trends of increasing demand for food, energy, and construction aggregates, as well as other minerals in the County, are expected to continue. As long as new information is received in regard to important mineral and petroleum resources, the local economy will continue to grow.

Resource

ISSUES: RESOURCE

Conflicts over the use of agricultural land frequently occur. As is the case for other urbanizing regions, the loss of valuable agricultural lands to urban development is a major concern.

Land division, even when actual development does not take place, can also adversely affect the County's agricultural resources. This is particularly a problem in areas where agriculture is not the primary use. The loss of agricultural lands to urban development is a major concern. The loss of agricultural lands to urban development is a major concern.

A major issue arises when oil and other mineral resources are found on land that is zoned for agricultural use. The issue is whether the land should be used for agriculture or for mineral extraction. The issue is whether the land should be used for agriculture or for mineral extraction. The issue is whether the land should be used for agriculture or for mineral extraction.

The availability, proximity, and cost of mineral resources are a major concern to the local economy. Without knowledge of these resources, land use decisions could be made and production could be reduced.

GOALS: RESOURCE

To develop and maintain a strong agricultural and mineral resource base for the County. To develop and maintain a strong agricultural and mineral resource base for the County. To develop and maintain a strong agricultural and mineral resource base for the County.

Resource

1.9 RESOURCE

ASSUMPTIONS: RESOURCE

Agriculture has been, and will continue to be, vital to the economy of Kern County. The development of major water projects has greatly increased the amount of land in agricultural production during the last two decades. Similarly, mineral and petroleum resources are basic to Kern County's economy. Kern County has the distinction of producing more oil than any other County in California. In addition, borax, cement production, and construction aggregates constitute major economic mineral resources. As new recovery technologies come into use, petroleum extraction should continue in economic importance. Current trends of increasing demand for borax, cement, and construction aggregates, as well as other minerals found in the County, are expected to continue. As long as new urbanization is restricted in areas having important mineral and petroleum resources, the future production of these resources remains promising.

ISSUES: RESOURCE

Conflicts over the use of agricultural land frequently occur. As is the case for other urbanizing regions, the loss of valuable agricultural lands to urban development is a prime concern.

Land division, even where actual development does not take place, can also adversely affect the County's agricultural resource base. This is particularly a problem in extensive agriculture areas, such as rangeland, where land values can be significantly increased beyond values based on agricultural productivity.

A similar issue arises when oil and other mineral extraction activities, such as sand and gravel pits, are located in close proximity to residential or other incompatible land uses. Incompatible uses located in close proximity to one another, as well as health and safety questions, tend to reduce the availability of the various mineral resources and are but a few of the potential conflicts that may occur.

The availability, proximity, and cost of construction aggregates are a major concern to the local economy. Without knowledge of these resources, land use conflicts could occur and preclude future excavation.

GOALS: RESOURCE

1. To contain new development within an area large enough to meet generous projections of foreseeable need, but in locations which will not impair the economic strength derived from the petroleum, agriculture, rangeland, or mineral resources, or diminish the other amenities which exist in the County.

2. Protect areas of important mineral, petroleum, and agricultural resource potential for future use.
3. Ensure the development of resource areas minimize effects on neighboring resource lands.
4. Encourage safe and orderly energy development within the County, including research and demonstration projects, and to become actively involved in the decision and actions of other agencies as they affect energy development in Kern County.
5. Conserve prime agriculture lands from premature conversion.
6. Encourage alternative sources of energy, such as solar and wind energy, while protecting the environment.

MAP PROVISIONS: RESOURCE

Map Code 8.1 (Intensive Agriculture) - Areas devoted to the production of irrigated crops or having a potential for such use. Other agricultural uses, while not directly dependent on irrigation for production, may also be consistent with the intensive agriculture designation. Minimum parcel size is 20 acres gross.

Uses shall include, but are not limited to, the following:

Irrigated cropland; orchards; vineyards; horse ranches; raising of nursery stock ornamental flowers and Christmas trees; fish farms' bee keeping' ranch and farm facilities and related uses; one single-family dwelling unit; cattle feed yards; dairies; dry land farming; livestock grazing; water storage; groundwater recharge acres; mineral; aggregate; and petroleum exploration and extraction; hunting clubs; wildlife preserves; farm labor housing; public utility uses; and agricultural industries pursuant to provisions of the Kern County Zoning Ordinance, and land within development areas subject to significant physical constraints.

Map Code 8.2 (Resource Reserve) - Areas of mixed natural resource characteristics, such as rangeland, woodland, and wildlife habitat which occur within an established County water district. Minimum parcel size is 20 acres gross, except lands subject to a Williamson Act Contract/Farmland Security Zone Contract, in which case the minimum parcel size shall be 80 acres gross.

Uses shall include, but are not limited to, the following:

Livestock grazing; dry land farming; ranching facilities; wildlife and botanical

preserves; and timber harvesting; one single-family dwelling unit; irrigated croplands; water storage or groundwater recharge areas; mineral; aggregate; and petroleum exploration and extraction; recreational activities, such as gun clubs and guest ranches; and land within development areas subject to significant physical constraints.

Map Code 8.3 (Extensive Agriculture) - Agricultural uses involving large amounts of land with relatively low value-per-acre yields, such as livestock grazing, dry land farming, and woodlands. Minimum parcel size is 20 acres gross, except lands subject to a Williamson Act Contract/ Farmland Security Zone Contract, in which case the minimum parcel size shall be 80 acres gross.

Uses shall include, but are not limited to, the following:

Livestock grazing; dry land farming; ranching facilities; wildlife and botanical preserves; and timber harvesting; one single-family dwelling unit; irrigated croplands; water storage or groundwater recharge areas; mineral; aggregate; and petroleum exploration and extraction; and recreational activities, such as gun clubs and guest ranches; and land within development areas subject to significant physical constraints.

Map Code 8.4 (Mineral and Petroleum) - Areas which contain producing or potentially productive petroleum fields, natural gas, and geothermal resources, and mineral deposits of regional and Statewide significance. Uses are limited to activities directly associated with the resource extraction. Minimum parcel size is five acres gross.

Uses shall include, but are not limited to, the following:

Mineral and petroleum exploration and extraction, including aggregate extraction; extensive and intensive agriculture; mineral and petroleum processing (excluding petroleum refining); natural gas and geothermal resources; pipelines; power transmission facilities; communication facilities; equipment storage yards; and borrow pits.

Map Code 8.5 (Resource Management) - Primarily open space lands containing important resource values, such as wildlife habitat, scenic values, or watershed recharge areas. These areas may be characterized by physical constraints, or may constitute an important watershed recharge area or wildlife habitat or may have value as a buffer between resource areas and urban areas. Other lands with this resource attribute are undeveloped, non-urban areas that do not warrant additional planning within the foreseeable future because of current population (or anticipated increase), marginal physical development, or no subdivision activity.

Minimum parcel size is 20 acres gross, except lands subject to a Williamson Act Contract/Farmland Security Zone Contract, in which case the minimum parcel size shall be 80 acres gross.

Uses shall include, but are not limited to, the following:

Recreational activities; livestock grazing; dry land farming; ranching facilities; wildlife and botanical preserves; and timber harvesting; one single-family dwelling unit; irrigated croplands; water storage or groundwater recharge areas; mineral; aggregate; petroleum exploration and extraction; open space and recreational uses; one single-family dwelling on legal residentially zoned lots on effective date of this General Plan; land within development areas subject to significant physical constraints; State and federal lands which have been converted to private ownership.

POLICIES: RESOURCE

1. Appropriate resource uses of all types will be encouraged as desirable and consistent interim uses in undeveloped portions of the County regardless of General Plan designation.
2. In areas with a resource designation on the General Plan map, only industrial activities which directly and obviously relate to the exploration, production, and transportation of the particular resource will be considered to be consistent with this General Plan.
3. The County will support programs and policies that provide tax and economic incentives to ensure the long-term retention of agriculture, timber, and other resource lands.
4. Approval of any Confined Animal Facility (CAF), including dairies and feedlots, shall consider proximity to incorporated areas of urban development and sensitive receptors such as schools and hospitals. Environmental documentation shall analyze distances to these areas, as well as potential impacts and mitigation.
5. Areas of low intensity agriculture use (Map Code 8.2 (Resource Reserve), Map Code 8.3 (Extensive Agriculture), Map Code 8.5 (Resource Management)) should be of an economically viable size in order to participate in the State Williamson Act Program/Farmland Security Zone Contract.
6. The creation of "homesite parcels" for financing purposes in areas designated Map Code 8.1 (Intensive Agriculture), Map Code 8.2 (Resource Reserve), Map Code 8.3 (Extensive Agriculture), and Map Code 8.5 (Resource Management) shall be allowed when creation of the homesite parcel is found to be accessory and contiguous to a commercial agricultural use. Homesite parcels shall only be permitted when the property supporting the contiguous commercial agricultural use

is subjected to a Williamson Act Land Use Contract or Farmland Security Zone Contract.

The maximum size of a homesite parcel shall be three (3) acres, unless special circumstances exist which warrant the creation of a larger homesite parcel. In no case shall a homesite parcel exceed five (5) acres.

Only one homesite parcel shall be created from an existing parcel of record, although it may contain more than one dwelling, provided that a Contract Amending Land Use Contract restricts an area within the parent parcel sufficient to ensure that the resulting overall density permitted by the underlying General Plan designation will not be exceeded. Homesite parcels shall not be created from any parcel with a size of 20 acres or less.

7. Areas designated for agricultural use, which include Class I and II and other enhanced agricultural soils with surface delivery water systems, should be protected from incompatible residential, commercial, and industrial subdivision and development activities.
8. Provide for the orderly expansion of new urban-scale infrastructure and development and the creation of new urban-scale centers in a manner that minimizes adverse effects on agriculture and natural resource uses.
9. When evaluating General Plan Amendment proposals to change a Map Code 8.1 (Intensive Agriculture) designation to accommodate residential, commercial, or industrial development, the County shall consider the following factors:
 - a. Approval of the proposal will not unreasonably interfere with agricultural operations on surrounding lands.
 - b. Necessary public services (fire, sheriff, etc.) and infrastructure are available to adequately serve the project.
 - c. There is a demonstrated need for the proposed project location based upon population projections, market studies and other indicators.
 - d. The requested change in land use designation is accompanied by a zone change and other implementing land use applications for a specific development proposal.
 - e. The site is contiguous to properties that are developed or characterized by nonagricultural land uses.
 - f. Past agricultural use of the site has led to soil infertility or other soil conditions which render the property unsuitable for long-term agricultural use.

- g. Approval of the proposed project outweighs the need to retain the land for long-term agricultural use.
 - h. Where adjacent or within proximity (1/2 mile) to existing urban areas, the County shall discourage agricultural conversion that is discontinuous with urban development.
10. To encourage effective groundwater resource management for the long-term economic benefit of the County the following shall be considered:
- (a) Promote groundwater recharge activities in various zone districts.
 - (b) Support for the development of Urban Water Management Plans and promote Department of Water Resources grant funding for all water providers.
 - (c) Support the development of groundwater management plans.
 - (d) Support the development of future sources of additional surface water and groundwater, including conjunctive use, recycled water, conservation, additional storage of surface water and groundwater and desalination.
11. Minimize the alteration of natural drainage areas. Require development plans to include necessary mitigation to stabilize runoff and silt deposition through utilization of grading and flood protection ordinances.
12. Areas identified by the Natural Resource Conservation Service (formerly Soil Conservation Service) as having high range-site value should be conserved for Extensive Agriculture uses or as Resource Reserve, if located within a County water district.
13. Any property in an Agriculture Preserve proposing to be subject to a Williamson Act Contract or Farmland Security Zone Contract must have a Resource designation.
14. Emphasize conservation and development of identified mineral deposits.
15. Agriculture and other resource uses will be considered a consistent use in areas designated for Mineral and Petroleum Resource uses on the General Plan.
16. The County will encourage development of alternative energy sources by tailoring its Zoning and Subdivision Ordinances and building standards to reflect Alternative Energy Guidelines published by the California State Energy Commission.
17. Lands classified as MRZ-2, as designated by the State of California, should be

protected from encroachment of incompatible land uses.

18. Actively monitor the actions of local, State, and federal agencies related to energy development in Kern County and lobby and present its position on such matters as needed to protect County interests.
19. Work with other agencies to define regulatory responsibility concerning energy-related issues.
20. Areas along rivers and streams will be conserved where feasible to enhance drainage, flood control, recreational, and other beneficial uses while acknowledging existing land use patterns.
21. The County shall encourage qualifying agricultural lands to participate in the Williamson Act program or Farmland Security Zone program.
22. The County shall encourage efforts through the State legislature to increase subvention payment rates for State reimbursement to the County to more realistically offset the loss of property tax revenues associated with participation with the Williamson Act program or the Farmland Security Zone program.
23. The County should encourage the merger of largely undeveloped antiquated subdivisions which are designated Map Code 8.1 (Intensive Agriculture), Map Code 8.2 (Resource Reserve), Map Code 8.3 (Extensive Agriculture), or Map Code 8.5 (Resource Management) into larger holdings to achieve density consistency with the underlying land use designation.
24. Urban residential or commercial development on property contiguous to property designated Map Code 8.1 (Intensive Agriculture) should employ landscaping, lot size, open space buffering, increased building setbacks, or other techniques to reduce the potential for land use conflicts when it can be demonstrated that such measures will provide for public welfare and benefit and promote continued agricultural uses.
25. Discourage incompatible land use adjacent to Map Code 8.4 (Mineral and Petroleum) areas.

IMPLEMENTATION MEASURES: RESOURCE

- A. Periodically update the General Plan's Resource Data maps with new information, such as annexations, as it becomes available from the various data sources. Land use designations may be revised by amending the plan to more appropriate uses at the time of the Annual Report to reflect more accurate data or information.

- B. Areas designated as Resource Reserve (Map Code 8.2), Extensive Agriculture (Map Code 8.3), Resource Management (Map Code 8.5) that are under Williamson Act Contracts or Farmland Security Zone Contracts will have a minimum parcel size of 80 acres until such time as a contract is expired or is cancelled, at which time the minimum parcel size will become 20 acres.
- C. The County Planning Department will seek review and comment from the County Engineering and Survey Services Department on the implementation of the National Pollution Discharge Elimination System for all discretionary projects.
- D. The minimum lot size requirements of the A Zone District shall provide for the creation of homesite parcels consistent with the density required of the General Plan designations.
- E. Designate the riparian community abutting rivers and streams with an appropriate resource use (e.g. Map Code 8.2 (Resource Reserve), Map Code 8.3 (Extensive Agriculture), or Map Code 8.5 (Resource Management)) or resource management designation where feasible to do so.
- F. Prime agricultural lands, according to the Kern County Interim-Important Farmland 2000 map produced by the Department of Conservation, which have Class I or II soils and a surface delivery water system shall be conserved through the use of agricultural zoning with minimum parcel size provisions.
- G. Property placed under the Williamson Act/Farmland Security Zone Contract must be in a Resource designation.
- H. Use the California Geological Survey's latest maps to locate mineral deposits until the regional and Statewide importance mineral deposits map has been completed, as required by the Surface Mining and Reclamation Act.
- I. Periodically review the Zoning Ordinance to reflect new technology and energy sources, and encourage these types of uses for new development.
- J. The County shall continue to monitor new legislation as it relates to energy production and periodically review the General Plan and Zoning Ordinance for any required updates.
- K. Protect oilfields and mineral extraction areas through the use of appropriate implementing zone districts: A (Exclusive Agriculture), DI (Drilling Island), NR (Natural Resource), or PE (Petroleum Extraction).

1.0 GENERAL PROVISIONS

ASSUMPTIONS: GENERAL PROVISIONS

The goals, policies, and implementation measures presented in the General Provisions section of this plan are based on the assumption that the plan is a living document. The General Plan will apply to all future development projects. This section will be continually updated to address changing needs as they arise with Kern County.

ISSUES: GENERAL PROVISIONS

A long-term vision for the General Plan will address a high and stable growth and development will be demonstrated over the next 20 years. Growth in the area will be managed to ensure that the area will be able to support the physical development. Long-term vision for the area will address the need for a high and stable growth and development. The area will be able to support the physical development. The area will be able to support the physical development.

General Provisions

The vision and long-term goals for the area will be able to support the physical development. The area will be able to support the physical development. The area will be able to support the physical development.

GOALS: GENERAL PROVISIONS

1. Ensure that the County can accommodate increased land growth and development while maintaining a safe and healthy environment and a strong economy by preserving valuable natural resources, protecting the environment, and ensuring the provision of adequate public services.

POLICIES: GENERAL PROVISIONS

1. The County will administer the General Plan in accordance with State laws and regulations, which include an annual status report in accordance with Government Code Section 65602(b)(1).
2. Growth located in the area will be able to support the physical development. The area will be able to support the physical development. The area will be able to support the physical development.

General Provisions

1.10 GENERAL PROVISIONS

ASSUMPTIONS: GENERAL PROVISIONS

The goals, policies, and implementation measures presented in the General Provisions section address issues or situations that are not addressed in the previous sections of the General Plan and apply to all types of discretionary projects. This evolving section will be continually updated to address planning issues as they arise within Kern County.

ISSUES: GENERAL PROVISIONS

A basic issue which the General Plan must address is how anticipated growth and development will be accommodated over the next 20 years. Related to this are economic considerations which may or may not be reflected in actual physical development. Land is often divided into smaller parcels in several sequences yet often is never developed for productive uses such as residences or businesses. In other cases, intensive development takes place on land not well suited to such development, such as areas of natural hazards or areas having significant economic resources.

Oak woodlands and larger individual oaks have aesthetic and historical value, provide for wildlife and game and enhance scenic values for all Kern County residents and visitors. Development represents an opportunity, through site planning, to preserve this important resource while allowing for economic growth.

GOALS: GENERAL PROVISIONS

1. Ensure that the County can accommodate anticipated future growth and development while maintaining a safe and healthful environment and a prosperous economy by preserving valuable natural resources, guiding development away from hazardous areas, and assuring the provision of adequate public services.

POLICIES: GENERAL PROVISIONS

1. The County will administer the General Plan in conformance with State laws and mandates, which includes an annual status report in accordance with Government Code Section 65400 (b)(1).
2. Densities specified in the map provisions are maximums and may be reduced if it is determined that such reduction is warranted by conditions specifically applicable to the site, such as geological and flood hazards, shallow groundwater, steep slopes, significant wildlife habitat, or botanical communities. However, densities may be increased under density bonus and cluster option programs and policies to be

developed and adopted during the implementation phase of this General Plan program.

3. For policy purposes, the County will be divided into three geographic regions, as discussed in the Introduction chapter: Valley, Mountain, and Desert. Urban densities shall be defined as: greater than or equal to one unit per acre in the valley and desert regions, and less than or equal to 2 ½ acres per unit in the mountain region.
4. If any section, subsection, paragraph, sentence, clause, or phrase of this General Plan is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this General Plan. The Board of Supervisors, hereby declares that it would have passed this General Plan and each section, subsection, sentence, clause, and phrase, thereof, irrespective of the fact that any or one or more sections, subsections, sentences, clauses, or phrases may be declared invalid or unconstitutional.
5. Higher density development and in-filling should be encouraged within urbanized and built-up areas of the County.
6. The County shall ensure the fair treatment of people of all races, cultures, incomes and age groups with respect to the development, adoption, implementation and enforcement of land use and environmental programs.
7. In administering land use and environmental programs, the County shall not deny any individual or group the enjoyment of the use of land due to race, sex, color, religion, ethnicity, national origin, ancestry, lawful occupation or age.
8. The County shall ensure that new industrial uses and activities are sited to avoid or minimize significant hazards to human health and safety in a manner that avoids over concentrating such uses in proximity to schools and residents.

Implementation Measures

- A. The Kern Council of Governments (Kern COG) will monitor population growth and its subsequent developmental effects to identify the distribution of population increases and the capabilities of governmental and public agencies to provide new development with adequate services and facilities in a fiscally acceptable manner.
- B. The County shall develop fiscal impact guidelines and shall be responsible for reviewing fiscal impact analysis to identify the cost to the County of services, facilities, and infrastructure expansion which new discretionary development necessitates.

- C. Prepare and distribute on an annual basis, as required by Government Code Section 65400 (b)(1), a report on the status of the General Plan and the progress achieved in its application.

1.10.1 Public Services and Facilities

Policies

9. New development should pay its pro rata share of the local cost of expansions in services, facilities, and infrastructure which it generates and upon which it is dependent.
10. Community sewage treatment and disposal facilities with collection systems will be required for all developments of 75 or more lots proposed as one development or cumulatively with other developments in a community area, unless soils engineering studies performed at the time of any land division project and approved by the Kern County Environmental Health Services Department, indicate that alternative septic systems, either individual or community design, are equal to or better than a community collection, treatment, and disposal system.
11. Should an urban area not be presently serviced by any sewage collection system, a timetable will be established in cooperation with the California Regional Water Quality Control Board for siting and construction of necessary collection, treatment, and disposal facilities.
12. All methods of sewage disposal and water supply shall meet the requirements of the Kern County Environmental Health Services Department and the California Regional Water Quality Control Board. The Environmental Health Department shall periodically review and modify, as necessary, its requirements for sewage disposal and water supply, and shall comply with any new standards adopted by the State for implementation of Government Code Division 7 of the Water Code, Chapter 4.5 (Section 13290-13291.7). (Assembly Bill 885)(2000).
13. A compact and orderly urban expansion pattern adjacent to established communities will be encouraged in order to avoid uneconomic investment by the public sector for excessive or premature extension of public facilities and services.
14. The County will explore financing and methods of installation of public sewage systems, which will be encouraged both in areas of existing urban density served by septic systems and in existing communities experiencing repeated septic system failures.
15. Prior to approval of any discretionary permit, the County shall make the finding, based on information provided by California Environmental Quality Act (CEQA)

documents, staff analysis, and the applicant, that adequate public or private services and resources are available to serve the proposed development.

16. The developer shall assume full responsibility for costs incurred in service extensions or improvements that are required to serve the project. Cost sharing or other forms of recovery shall be available when the service extensions or improvements have a specific quantifiable regional significance.
17. The extent of community-type public services and facilities required for urban densities in the Mountain, Valley and Desert regions vary according to the following criteria:
 - a. Within the Valley and Desert regions, new residential development sites less than or equal to one acre net lot size density, commercial, and industrial land uses shall be serviced by necessary and appropriate sewer and water systems.
 - b. Within the Mountain Region, new residential development sites less than or equal to 2 1/2 acres gross lot size density, commercial, and industrial land uses shall be serviced by necessary and appropriate sewer and water systems.

Implementation Measures

- D. The appropriate agency should develop sewer and water master plans in areas where these services are lacking or deficient and in areas where urban development exists or is designated. Seek non-local sources of funding for implementing capital improvement plans.
- E. All new discretionary development projects shall be subject to the Standards for Sewage, Water Supply and Preservation of Environmental Health Rules and Regulations administered by the Environmental Health Services Department. Those projects having percolation rates of less than five minutes per inch shall provide a preliminary soils study and site specific documentation that characterizes the quality of upper groundwater in the project vicinity and evaluation of the extent to which, if any, the proposed use of alternative septic systems will adversely impact groundwater quality. If the evaluation indicates that the uppermost groundwater at the proposed site already exceeds groundwater quality objectives of the Regional Water Quality Control Board or would if the alternative septic system is installed, the applicant shall be required to supply sewage collection, treatment and disposal facilities.

1.10.2 Air Quality

Policies

18. The air quality implications of new discretionary land use proposals shall be considered in approval of major developments. Special emphasis will be placed on minimizing air quality degradation in the desert to enable effective military operations and in the valley region to meet attainment goals.
19. In considering discretionary projects for which an Environmental Impact Report must be prepared pursuant to the California Environmental Quality Act, the appropriate decision making body, as part of its deliberations, will ensure that:
 - (a) All feasible mitigation to reduce significant adverse air quality impacts have been adopted; and
 - (b) The benefits of the proposed project outweigh any unavoidable significant adverse effects on air quality found to exist after inclusion of all feasible mitigation. This finding shall be made in a statement of overriding considerations and shall be supported by factual evidence to the extent that such a statement is required pursuant to the California Environmental Quality Act.
20. The County shall include fugitive dust control measures as a requirement for discretionary projects and as required by the adopted rules and regulations of the San Joaquin Valley Unified Air Pollution Control District and the Kern County Air Pollution Control District on ministerial permits.
21. The County shall support air districts' efforts to reduce PM₁₀ and PM_{2.5} emissions.
22. Kern County shall continue to work with the San Joaquin Valley Unified Air Pollution Control District and the Kern County Air Pollution Control District toward air quality attainment with federal, State, and local standards.
23. The County shall continue to implement the local government control measures in coordination with the Kern Council of Governments and the San Joaquin Valley Unified Air Pollution Control District.
24. Kern County shall consult with transit providers to determine project effects and ensure that impacts are mitigated.

Implementation Measures

- F. All discretionary permits shall be referred to the appropriate air district for review and comment.

- G. Discretionary development projects involving the use of tractor-trailer rigs shall incorporate diesel exhaust reduction strategies including, but not limited to:
 - a. Minimizing idling time.
 - b. Electrical overnight plug-ins.
- H. Discretionary projects may use one or more of the following to reduce air quality effects:
 - a. Pave dirt roads within the development.
 - b. Pave outside storage areas.
 - c. Provide additional low Volatile Organic Compounds (VOC) producing trees on landscape plans.
 - d. Use of alternative fuel fleet vehicles or hybrid vehicles.
 - e. Use of emission control devices on diesel equipment.
 - f. Develop residential neighborhoods without fireplaces or with the use of Environmental Protection Agency certified, low emission natural gas fireplaces.
 - g. Provide bicycle lockers and shower facilities on site.
 - h. Increasing the amount of landscaping beyond what is required in the Zoning Ordinance (Chapter 19.86).
 - i. The use and development of park and ride facilities in outlying areas.
 - j. Other strategies that may be recommended by the local Air Pollution Control Districts.
- I. Work with transit providers to develop long-range transit strategies based on future and anticipated land use plans.
- J. The County should include PM₁₀ control measures as conditions of approval for subdivision maps, site plans, and grading permits.

1.10.3 Archaeological, Paleontological, Cultural, and Historical Preservation

Policy

- 25. The County will promote the preservation of cultural and historic resources which provide ties with the past and constitute a heritage value to residents and visitors.

Implementation Measure

- K. Coordinate with the California State University, Bakersfield's Archaeology Inventory Center.
- L. The County shall address archaeological and historical resources for discretionary projects in accordance with the California Environmental Quality Act (CEQA).

- M. In areas of known paleontological resources, the County should address the preservation of these resources where feasible.
- N. The County shall develop a list of Native American organizations and individuals who desire to be notified of proposed discretionary projects. This notification will be accomplished through the established procedures for discretionary projects and CEQA documents.
- O. On a project specific basis, the County Planning Department shall evaluate the necessity for the involvement of a qualified Native American monitor for grading or other construction activities on discretionary projects that are subject to a CEQA document.

1.10.4 Wireless Communication Facilities

Policy

- 26. Discretionary development of wireless communication facilities shall be consistent with the Federal Telecommunication Act.

Implementation Measure

- P. Discretionary development of wireless communication facilities shall be in accordance with Chapter 19.91 of the Zoning Ordinance and the Federal Telecommunication Act.

1.10.5 Threatened and Endangered Species

Policies

- 27. Threatened or endangered plant and wildlife species should be protected in accordance with State and federal laws.
- 28. County should work closely with State and federal agencies to assure that discretionary projects avoid or minimize impacts to fish, wildlife, and botanical resources.
- 29. The County will seek cooperative efforts with local, State, and federal agencies to protect listed threatened and endangered plant and wildlife species through the use of conservation plans and other methods promoting management and conservation of habitat lands.
- 30. The County will promote public awareness of endangered species laws to help educate property owners and the development community of local, State, and

federal programs concerning endangered species conservation issues.

31. Under the provisions of the California Environmental Quality Act (CEQA), the County, as lead agency, will solicit comments from the California Department of Fish and Game and the U.S. Fish and Wildlife Service when an environmental document (Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report) is prepared.
32. Riparian areas will be managed in accordance with United States Army Corps of Engineers, and the California Department of Fish and Game rules and regulations to enhance the drainage, flood control, biological, recreational, and other beneficial uses while acknowledging existing land use patterns.

Implementation Measures

- Q. Discretionary projects shall consider effects to biological resources as required by the California Environmental Quality Act.
- R. Consult and consider the comments from responsible and trustee wildlife agencies when reviewing a discretionary project subject to the California Environmental Quality Act.
- S. Pursue the development and implementation of conservation programs with State and federal wildlife agencies for property owners desiring streamlined endangered species mitigation programs.

1.10.6 Surface Water and Groundwater

Policy

33. Water related infrastructure shall be provided in an efficient and cost effective manner.
34. Ensure that water quality standards are met for existing users and future development.
35. Ensure that adequate water storage, treatment, and transmission facilities are constructed concurrently with planned growth.
36. Ensure that appropriate funding mechanisms for water are in place to fund the needed improvements resulting from growth and subsequent development.
37. Ensure maintenance and repair of existing water systems.

38. Encourage utilization of wastewater treatment facilities which provide for the reuse of wastewater.
39. Encourage the development of the County's groundwater supply to sustain and ensure water quality and quantity for existing users, planned growth, and maintenance of the natural environment.
40. Encourage utilization of community water systems rather than the reliance on individual wells.
41. Review development proposals to ensure adequate water is available to accommodate projected growth.
42. Encourage water supply purveyors to prepare master water plans for those areas of the County approaching existing design thresholds, including documentation of areas in need of system maintenance and repair.
43. Drainage shall conform to the Kern County Development Standards and the Grading Ordinance.
44. Discretionary projects shall analyze watershed impacts and mitigate for construction-related and urban pollutants, as well as alterations of flow patterns and introduction of impervious surfaces as required by the California Environmental Quality Act (CEQA), to prevent the degradation of the watershed to the extent practical.
45. New high consumptive water uses, such as lakes and golf courses, should require evidence of additional verified sources of water other than local groundwater. Other sources may include recycled stormwater or wastewater.
46. In accordance with the Kern County Development Standards tank-truck hauling of domestic water for land developments or lots within new land developments is not permitted.

Implementation Measures

- T. The Kern County Environmental Health Services Department will develop guidelines which will establish criteria for development of proposed new water systems when an existing water system, within a reasonable distance, is able to supply water.
- U. The Kern County Environmental Health Services Department will develop guidelines for the protection of groundwater quality which will include comprehensive well construction standards and the promotion of groundwater protection for identified degraded watersheds.

- V. Water and sewer purveying agencies should develop long-term sewer and water master plans in areas where these services are lacking or deficient and in areas where urban development exists or is designated.
- W. Applications for General or Specific Plan Amendments will include sufficient data for review to facilitate desirable new development proposals consistent with General Plan policies, using the following criteria and guidelines:
 - i. The provision of adequate water, sewer, and other public services to be used.
 - ii. The provision of adequate on-site nonpublic water supply and sewage disposal if no public systems are available or used.
- X. Encourage effective groundwater resource management for the long-term benefit of the County through the following:
 - i. Promote groundwater recharge activities in various zone districts.
 - ii. Support for the development of Urban Water Management Plans and promote Department of Water Resources grant funding for all water providers.
 - iii. Support the development of Groundwater Management Plans.
 - iv. Support the development of future sources of additional surface water and groundwater, including conjunctive use, recycled water, conservation, additional storage of surface water, and groundwater and desalination.
- Y. Promote efficient water use by utilizing measures such as:
 - i. Requiring water-conserving design and equipment in new construction.
 - ii. Encouraging water-conserving landscaping and irrigation methods.
 - iii. Encouraging the retrofitting of existing development with water conserving devices.
- Z. General Plan Amendments subject to environmental review and not otherwise subject to California Water Code Section 10910 shall demonstrate through a water supply assessment that a long-term water supply for a 20-year timeframe is available. The water assessment shall include, but not limited to, the following:
 - i. Source and quantity of historical water use on the site.

- ii. Estimated water consumption of the proposed development.
- iii. Estimated storage, if any, in meeting the projected need.
- iv. Recommendations for additional sources of water to address demand shortage. Such measures may include, but not limited to, development of future sources of additional surface water and groundwater, including water transfers, conjunctive use, recycled water, conservation, and additional storage of surface water, groundwater, and desalination.

Written acknowledgement that water will be provided by a community or public water system with an adopted Urban Water Management Plan shall constitute compliance with this requirement.

1.10.7 Light and Glare

Policy

- 47. Ensure that light and glare from discretionary new development projects are minimized in rural as well as urban areas.
- 48. Encourage the use of low-glare lighting to minimize nighttime glare effects on neighboring properties.

Implementation

- AA. The County shall utilize CEQA Guidelines and the provisions of the Zoning Ordinance to minimize the impacts of light and glare on adjacent properties and in rural undeveloped areas.

1.10.8 Smart Growth

Policy

- 49. Discretionary development projects should be encouraged to incorporate innovative or "smart growth" land use planning techniques as design features, as follows:
 - a. Higher density development, where compatible, to maximize the efficient use of land.
 - b. Mixed use developments that promote reduced vehicle trips by having

residential, commercial, and public uses proximate to each other.

- c. Variety of housing types, including those using energy efficient design, and densities to address Kern County's housing needs.
- d. Master planned communities that feature interconnected roads, transit stops, sidewalks, landscaping, and trails to encourage efficient vehicle and pedestrian movement.
- e. Compact development that conserves open space, agricultural land, flood-prone areas, creeks, hillsides, ridge tops, wetlands, and other natural features.
- f. Adequate infrastructure (i.e. roads, sewer, water, parks, etc.) is provided as a condition of development approval by the project proponent.
- g. Aesthetically pleasing and unifying design features that promote a visually pleasing environment.

Implementation Measures

- BB. Wherever feasible accommodate new growth by infilling development, redeveloping existing sites, reusing vacant buildings and using under-utilized sites more efficiently before developing peripheral agricultural or resource lands.
- CC. Promote the creation of innovative development through the use of smart growth principals and various implementing tools including, but not limited to: Combining Zone districts CL (Cluster), SP (Special Planning), OS (Open Space), Density Bonuses, Transit facilities, etc.

1.10.9 Economic Development

Policies:

- 50. Employ land use policies that protect the County's businesses from physical degradation and ensure orderly growth, thereby, sustaining opportunities for current and future generations to enjoy economic vitality.
- 51. Promote tourism-based businesses throughout the County.
- 52. Support initiatives to develop private/public sector partnerships to beautify communities.
- 53. Encourage the use of festivals and sporting events that take advantage of the large open spaces and recreational facilities throughout the County.

54. Recognize the importance of major transportation corridors, airports, and rail lines as important economic tools for the establishment of commercial and industrial development and promotion.
55. Promote the utilization of the County by the film industry.
56. Provide for a mixed land uses that offer a variety of employment opportunities and enhances the County's economic assets to allow the capture of regional growth.
57. Support and work closely with local jurisdictions and other organizations concerned with economic development to minimize inter-jurisdictional competition.
58. Support and work toward the elimination of disincentives for business and industry to prosper in Kern County, and create special economic development programs to encourage commerce and industry to locate in Kern County.
59. Support efforts to promote the County and its cities as an area with a positive business climate for commerce and industry.
60. Support the revision of taxes, workers compensations, and programs that discourage commerce and industry from locating in California and Kern County.
61. Support efforts to provide assistance to small businesses.
62. Periodically review and update procedures for granting development approvals and permits and facilitate the processing of land use entitlements.
63. Promote improved public transportation service between major job centers and areas of transit dependency and high unemployment.
64. Provide infrastructure and coordinate local land use, regulatory practices and job training to foster and maintain a robust economy.

Implementation Measures

- DD. Utilize the County's Economic Strategy and the Economic Incentive Program to promote economic growth and to maintain a strong local economy.
- EE. Work with the Chamber of Commerce and the Visitor Centers throughout the County to promote the tourism industry.

- FF. Work with Caltrans in implementation of the Scenic Highway Corridor designation for various highways as described in the Circulation Element and protect viewsheds with the use of the SC (Scenic Corridor Combining) District.
- GG. Provide for temporary events in accordance with the Kern County Zoning Ordinance.
- HH. Develop Specific Plans for communities throughout the County which provide for a mix of land uses to promote employment opportunities and housing, while maintaining a good quality of life.
- II. Allow for development of complementary businesses that take advantage of transportation corridors when providing infrastructure and services necessary to maintain adequate health and safety concerns.
- JJ. Allow for compatible industrial and commercial growth, in conjunction with airport facilities, in accordance with the Airport Land Use Compatibility Plan.

1.10.10 Oak Tree Conservation

Policies

- 65. Oak woodlands and large oak trees shall be protected where possible and incorporated into project developments.
- 66. Promote the conservation of oak tree woodlands for their environmental value and scenic beauty.

Implementation Measures

- KK. The following applies to discretionary development projects (General Plan Amendment, zone change, conditional use permit, tract maps, parcel maps, precise development plan) that contains oak woodlands, which are defined as development parcels having canopy cover by oak trees of at least ten percent (10%), as determined from base line aerial photography, or by site survey performed by a licensed or certified arborist or botanist. If this study is used in an Environmental Impact Report, then a Registered Professional Forester (RPF) shall perform the necessary analysis.
 - a. Development parcels containing oak woodlands are subject to a minimum canopy coverage retention standard of thirty percent (30%). The consultant shall include recommendations regarding thinning and diseased tree removal in conjunction with the discretionary project.

- b. Use of aerial photography and a dot grid system shall be considered adequate in determining the required canopy coverage standard.
 - c. Adjustments below thirty percent (30%) minimum canopy standard may be made based on a report to assess the management of oak woodlands.
 - d. Discretionary development, within areas designated as meeting the minimum canopy standard, shall avoid the area beneath and within the trees unaltered drip line unless approved by a licensed or certified arborist or botanist.
- LL. The following applies to development of parcels having oak tree canopy cover of less than ten percent (10%), but containing individual oak trees equal to or greater than a 12-inch diameter trunk at 4.5 feet breast height.
- a. Such trees shall be identified on plot plans.
 - b. Discretionary development shall avoid the area beneath and within the trees unaltered drip line unless approved by a licensed or certified arborist or botanist.
 - c. Specified tree removal related to the discretionary action may be granted by the decision making body upon showing that a hardship exists based on substantial evidence in the record.

Use of aerial photography and a field visit to the study area to determine the extent of the study area.

Establish a study area boundary and a study area map. The study area should be a tract of land in the management of the study area.

Establish a management plan with a study area map. The study area should be a tract of land in the management of the study area.

The following species in the management of the study area are listed in the study area map. The study area should be a tract of land in the management of the study area.

1. Study area should be located on the study area.

2. Study area should be located on the study area.

3. Study area should be located on the study area.

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12. Study area should be located on the study area.

1.11 GENERAL PLAN AND ZONING COMPATIBILITY MATRIX

The State (Planning and Zoning Law Section 65860) requires that consistency exist between the General Plan, which represents long-range public policy, and the Zoning Ordinance, a set of specific development regulations. The General Plan and Zoning Consistency Matrix is a method of defining consistency by comparing each zone district with land use categories set forth in the General Plan. The Matrix illustrates the suitability of the specific zoning districts with the policies specified in the text of the General Plan.

The Matrix, which follows, applies two degrees of compatibility to land use designation and zoning:

- a. Consistent: Zones which specifically implement the policies specified in the General Plan or allow uses found to be conditionally acceptable in such zones.
- b. Inconsistent: Zones which are inconsistent with General Plan policies for a particular land use designation.

7.11 GENERAL PLAN AND ZONING COMPATIBILITY MATRIX

The State Planning and Zoning Law Section 159920 requires that compatibility exist between the General Plan, which represents long-range public policy, and the Zoning Ordinance, a set of specific development regulations. The General Plan and Zoning Ordinance identify a method of defining compatibility by categorizing each zone district with land use categories set forth in the General Plan. The zoning ordinance has authority of the specific zoning districts with the policies outlined in the land use General Plan.

The Matrix which follows applies two degrees of compatibility to land use designations and zoning.

a. Compatible Zones which specifically implement the policies outlined in the General Plan or are found to be substantially equivalent to such zones.

b. Incompatible Zones which are inconsistent with General Plan policies for a particular land use designation.

	KERN COUNTY GENERAL PLAN DESIGNATIONS AND ZONE DISTRICT CONSISTENCY MATRIX																																			
	ZONE CLASSIFICATION DISTRICT																																			
	A(20)	A(80)	A-1	E(1/4)	E(1/2)	E(1)	E(2 1/2)	E(5)	E(10)	E(20)	R-1	R-2	R-3	MP		CO	C-1	C-2	CH		M-1	M-2	M-3		RF	OS	NR(5)	NR(10)	NR(20)	NR(40)	DI	FPP	SP	PL		
1.1 State and Federal Land	•	•																								•	•	•	•	•	•	•	•	•	•	
1.2 Incorporated Cities																																				
3.1 Parks and Recreation	▲		▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲												▲	▲	▲	▲	▲		▲	▲			
3.2 Educational Facilities	▲		▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲												▲	▲					▲	▲			
3.3 Other Facilities	▲		▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲			▲	▲	▲	▲		▲	▲	▲		▲	▲					▲	▲			
3.4 Solid Waste Disposal Facility	•																					•	•				•	•	•	•						
3.4.1 Solid Waste Disposal Facility Buffer	•																					•	•				•	•	•	•						
3.5 Hazardous Waste Disposal Facilities Land Disposal Method	•																						•				•	•	•	•						
3.6 Hazardous Waste Disposal Facilities Underground Injection Method	•																						•													
3.7 Other Waste Facility	•																	•	•			•	•	•		•		•	•	•	•					
3.7.1 Other Waste Facility Buffer	•																	•	•			•	•	•		•		•	•	•	•					
4.1 Accepted County Plan Areas	•		•	•	•	•	•	•	•	•	•	•	•	•			•	•	•	•		•	•	•		•	•	•	•	•	•	•	•	•		
4.2 Interim Rural Community Plan	•	•	•	•	•	•	•	•	•	•	•	•	•	•			•	•	•	•		•	•	•		•	•	•	•	•	•	•	•	•		
4.3 Specific Plan Required	•	•	•	•	•	•	•	•	•	•	•	•	•	•			•	•	•	•		•	•	•		•	•	•	•	•	•	•	•	•		
5.1 Max. 29 DU/Net Acre	•			•	•	•	•	•	•	•	•	•	•	•												•						•	•	•		
5.2 Max. 16 DU/Net Acre	•			•	•	•	•	•	•	•	•	•	•	•												•						•	•	•		
5.3 Max. 10 DU/Net Acre	•			•	•	•	•	•	•	•	•	•	•	•												•						•	•	•		
5.4 Max. 4 DU/Net Acre	•			•	•	•	•	•	•	•	•	•	•	•												•						•	•	•		
5.45 Max. 2 DU/Net Acre	•				•	•	•	•	•	•	•	•	•	•												•						•	•	•		
5.5 Max. 1 DU/Net Acre	•					•	•	•	•	•	•	•	•	•												•						•	•	•		
5.6 Min. 2.5 Gross Acres/1 DU	•	•					•	•	•	•	•	•	•	•												•	•	•	•	•	•	•	•	•		
5.7 Min. 5 Gross Acres/1 DU	•							•	•	•	•	•	•	•												•	•	•	•	•	•	•	•	•		
5.75 Min. 10 Gross Acres/1 DU	•							•	•	•	•	•	•	•												•	•	•	•	•	•	•	•	•		
5.8 Min. 20 Gross Acres/1 DU	•									•				•												•			•	•	•	•	•	•		
6.1 Regional Commercial	•																•	•	•	•		•				•	•				•	•	•			
6.2 General Commercial	•																•	•	•	•		•				•	•				•	•	•			
6.3 Highway Commercial	•																•	•	•	•		•				•	•				•	•	•			
7.1 Light Industrial	•																•	•	•	•		•									•	•	•			
7.2 Service Industrial	•																•	•	•	•		•	•								•	•	•			
7.3 Heavy Industrial	•																•	•	•	•		•	•	•			•				•	•				
8.1 Intensive Agriculture (Min. 20 Acres)	•	•																								•			•	•			•		•	
8.2 Resource Reserve (Min. 20 Acres)	•	•																								•			•	•			•		•	
8.3 Extensive Agriculture (Min. 80 or 20 Acres)	•	•																								•						•		•		
8.4 Mineral and Petroleum (Min. 5 Acres)	•	•																								•	•	•	•	•			•		•	
8.5 Resource Management (Min. 20 Acres)	•	•																								•							•		•	
NOTE: THE MATRIX IS A GUIDE THAT SHOULD BE USED IN CONJUNCTION WITH THE POLICIES AND PROVISIONS OF THE GENERAL PLAN																																				
NOTE: THE COMBINING ZONE DISTRICTS ARE NOT INCLUDED IN THIS MATRIX, BUT ARE CONSIDERED CONSISTENT WITH THE GENERAL PLAN DESIGNATIONS FOR WHICH THEIR PRIMARY ZONE DISTRICT ARE CONSISTENT.																																				
								▲ PUBLIC/PRIVATE FACILITIES ONLY																												

SHORT-TERM PLANNING

THESE NOTES ARE THE PROPERTY OF THE UNIVERSITY OF MANITOBA. THEY ARE TO BE USED ONLY FOR THE PURPOSES FOR WHICH THEY WERE ISSUED.

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This chapter presents the Circulation Element of the General Plan. The Circulation Element is a key component of the General Plan and is responsible for the overall transportation system. The Circulation Element is responsible for the overall transportation system, including the development of the transportation system, the development of the transportation system, and the development of the transportation system.

Authority and Purpose

The Circulation Element is a key component of the General Plan. The Circulation Element is responsible for the overall transportation system, including the development of the transportation system, the development of the transportation system, and the development of the transportation system.

Circulation Element

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Chapter 2

Circulation Element

Chapter 2

2.1 INTRODUCTION

This chapter presents the Circulation Element of the Kern County General Plan. This Element supersedes all previous circulation plans affecting Kern County unincorporated areas. Exceptions are the Metropolitan Bakersfield General Plan, any incorporated city circulation plan, and any adopted federal installation plan. Kern County shall make all "Accepted County Plans" in the Kern County Land Use, Open Space, and Conservation Element consistent with this Element. This activity should occur within a feasible period.

Authority and Purpose

State of California Government Code § 65302(b) includes requirements and authority for the Circulation Element. The Circulation Element is one of seven mandated elements each local government must maintain in its general plan.

"The general plan shall include a circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan."

The purpose of a circulation element is to set up local Goals and guiding Policies about building transportation improvements. A circulation element introduces planning tools essential for achieving the local transportation Goals and Policies. Several California Court decisions have compelled local governments to make their circulation element consistent with the land use element.

A circulation element consists of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan.

Objectives

This plan involves seven unique Goals:

- 1) To make certain that transportation facilities needed to support development are available. To ensure that these facilities occur in a timely manner so as to avoid traffic degradation.
- 2) Kern County intends to provide plans for circulation infrastructure in support of the Land Use, Open Space and Conservation Element.
- 3) To plan for transportation modes available to all segments of the population, including people with restricted mobility.
- 4) Kern County will plan for a reduction of environmental effects without accepting a lower quality of life in the process.
- 5) Maintain a minimum Level Of Service (LOS) D for all roads throughout the County.
- 6) Coordinate with the California Department of Transportation (Caltrans) regarding various transportation developments within the County.
- 7) Kern County through its representatives on the Kern COG Board of Directors shall coordinate with Kern County cities and Caltrans to develop more effective transportation planning and congestion management programs.

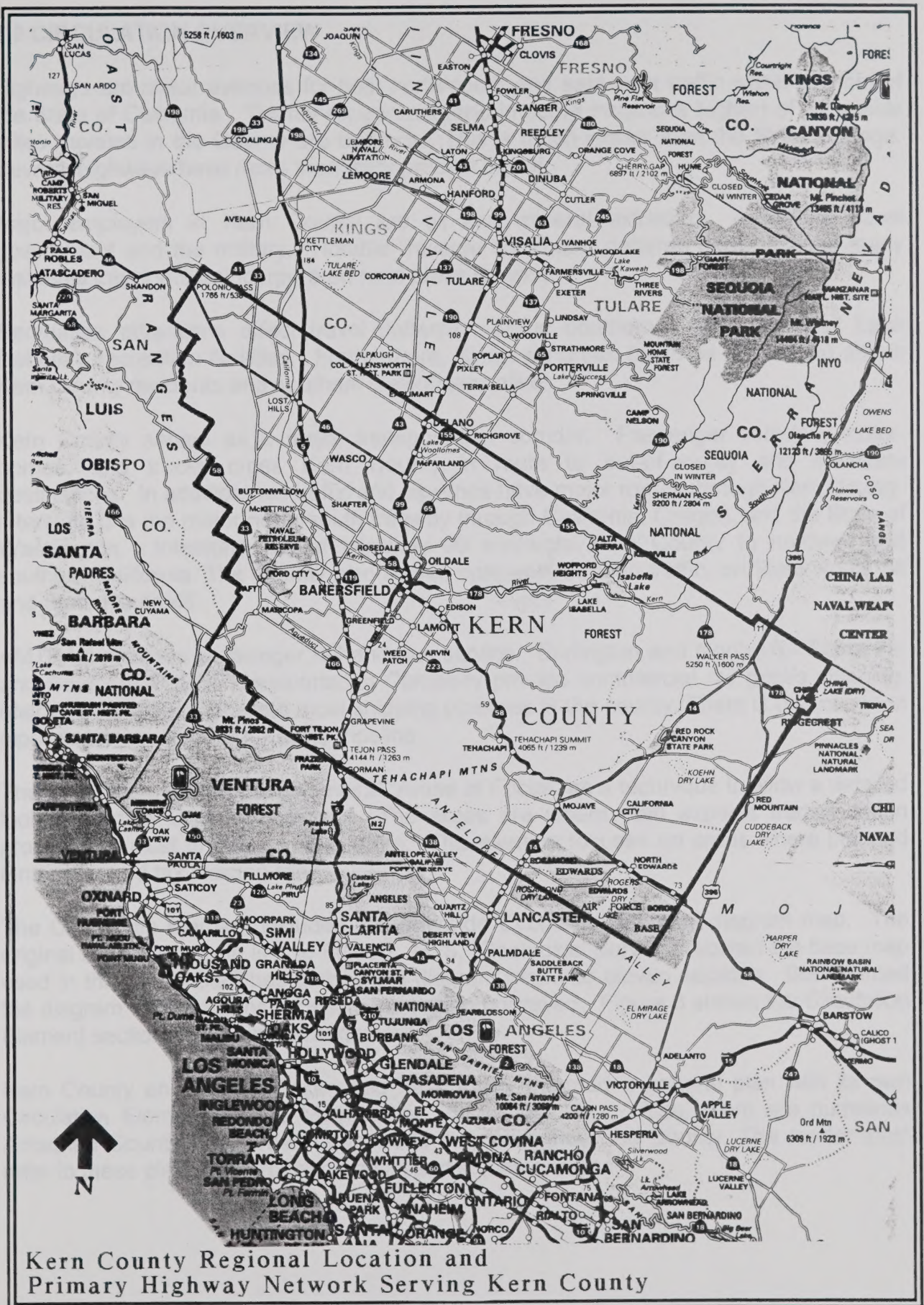


Figure 5



Kern County Regional Location and
Primary Highway Network Serving Kern County

2.2 CIRCULATION OVERVIEW

Highways are major avenues for both north-south and east-west traffic within and out of the State of California. Twenty-six percent (and in some instances higher) of all vehicle miles traveled in the County are by truck. This is much higher than the State average. Several highways have more than thirty percent trucks.

Major employers in Kern County are oil and mineral extractors, agriculture, local government and the military. Notable "reverse commute" patterns exist because many residents travel into unincorporated rural areas to work.

Recreation attractions affect travel patterns. Many southern Californians visit Lake Isabella's recreation facilities. Furthermore, Sierra ski areas (such as Mammoth) attract Kern County residents and southern Californians alike.

Kern County serves as a major transportation corridor. Passenger vehicles, motor-homes, and trucks cross Kern County in route to out-of-county and interstate destinations. In addition, rail traffic and pipelines have major routes through Kern County. Interstate 5 is the major north-south freeway through California, Oregon, and the State of Washington. Interstate 5 and Highway 99 connects Kern County to northern and southern California. The County also serves east-west through traffic, on State Route 58 and State Route 46.

AMTRAK provides passenger rail and bus service. Burlington and Northern - Santa Fe, and Southern Pacific Transportation Company provide commercial rail goods shipping. Major oil companies operate most shipping pipelines in the county. There is one common pipeline carrier, Southern Pacific Pipeline.

The Circulation Element uses several "Areas of Focus" as a technique to allow a detailed look at certain County locations. The areas are where staff expects transportation problems to exist or occur in the future. This element focuses on areas where planned land use could tax existing roads.

The Circulation Element includes a countywide Circulation Element diagram map. The original base map scale is 1 to 50,000. U. S. Geological Survey prepared the base map used in this plan. Staff has divided the diagram map into eleven sections. Staff named the diagram map sections for each sub-region portrayed. Figure 6 shows the Circulation Element sectional mapping arrangement.

Kern County and City of Bakersfield have jointly adopted a general plan with its own Circulation Element for the Metropolitan Bakersfield area. Also, there are numerous Accepted County Plan areas (Map Code 4.1) throughout the County. The reader must refer to these plans for Circulation detail and implementation.

The Kern Council of Governments (Kern COG) as a regional transportation agency prepares the Regional Transportation Plan (RTP) to examine long-range transportation issues, opportunities and needs for Kern County. Kern COG also prepares the Regional Transportation Improvement Program and the Federal Transportation Improvement Program, which are funding documents, that implement projects referenced and identified in the RTP. The RTP program helps to implement the Circulation Element.

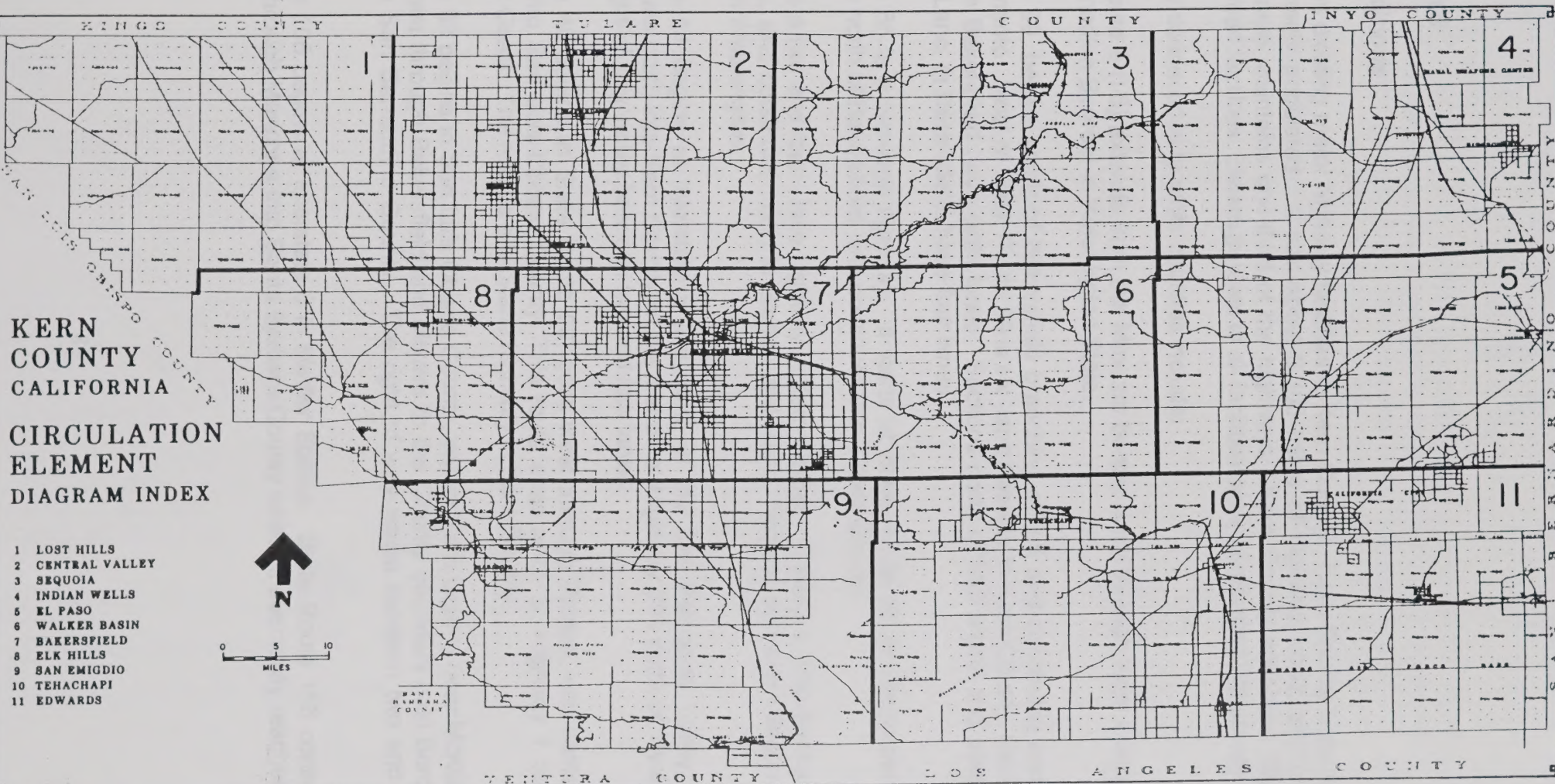


Figure 6

2.3 HIGHWAYS

Existing Conditions

Figure 7 shows existing major highway facilities in Kern County. Kern County is primarily rural and sparsely populated. It has about 6,300 miles of highway, road, and urban streets. CalTrans maintains one-third of the highways. Kern County maintains fifty-six percent of all road facilities. Eleven percent of all facilities are incorporated city streets.

Major highway connections to other counties include:

- Interstate Route 5 (I-5) extends from the Mexican border north through Kern County to the Canadian Boarder in Washington State.
- State Route 99, begins south of Bakersfield branching off I-5 and continuing north to Sacramento. Most of State Route 99 is six -lane freeway in Kern County. Sections through Bakersfield have eight lanes. Sections north of McFarland and south of White Lane, in Bakersfield, have four lanes.
- State Route 65 is a two-lane highway. It starts at State Route 99 in unincorporated Oildale north of Bakersfield, and continues into Tulare County.
- Route 395 is a two and four - lane highway in Kern County. It starts in San Bernardino County, and continues north to Bishop and Reno, Nevada and into Oregon and eastern Washington.
- State Route 14 begins at Interstate 5 just north of the San Fernando Valley, and continues north into Kern County where it ends at Highway 395 north of Inyokern. The right-of-way varies between two and four lanes.
- State Route 46 begins at State Route 99, goes west through Wasco, and continues west into San Luis Obispo County. This route ends at U. S. Highway 1 on the Pacific Coast. The road is a two-lane highway in Kern County.
- State Route 58 begins in San Luis Obispo County, enters Kern County near McKittrick, runs east through Bakersfield and Mojave to the County boundary past Boron to end in San Bernardino County. The right of way varies between two and four lanes.
- State Route 166 begins at Interstate 5 in Mettler Station. State Route 166 continues west through Maricopa into Santa Barbara County where it eventually reaches US 101.

Figure 8 shows routes of regional significance. Routes of regional significance link two or more areas within the County. Routes of regional significance can link other counties or regions. Routes of regional significance provide rural, farming, and resource industry access. These routes also provide access to recreation areas.

The County's road system has been operating at acceptable conditions with isolated incidence of crowding experienced by motorists.

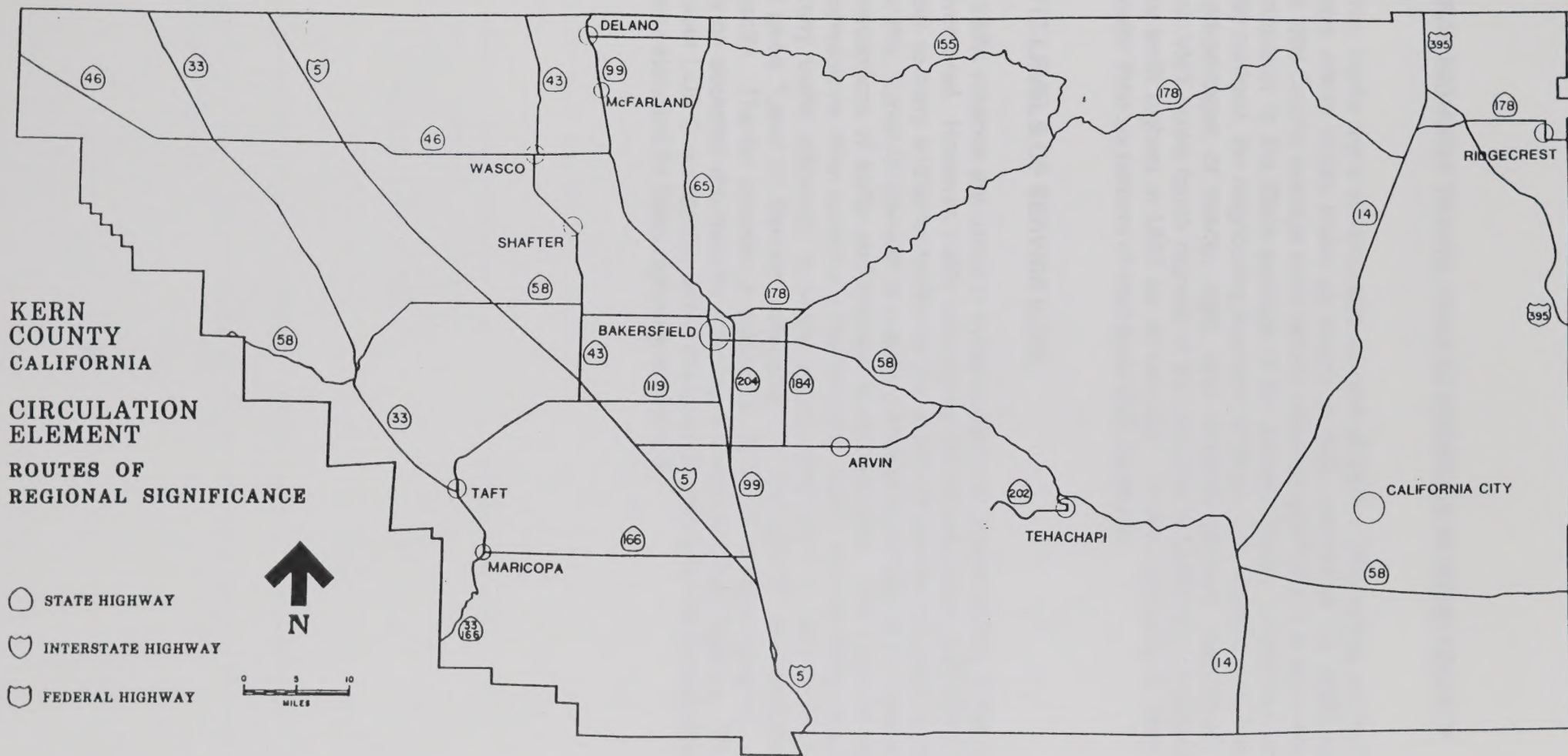
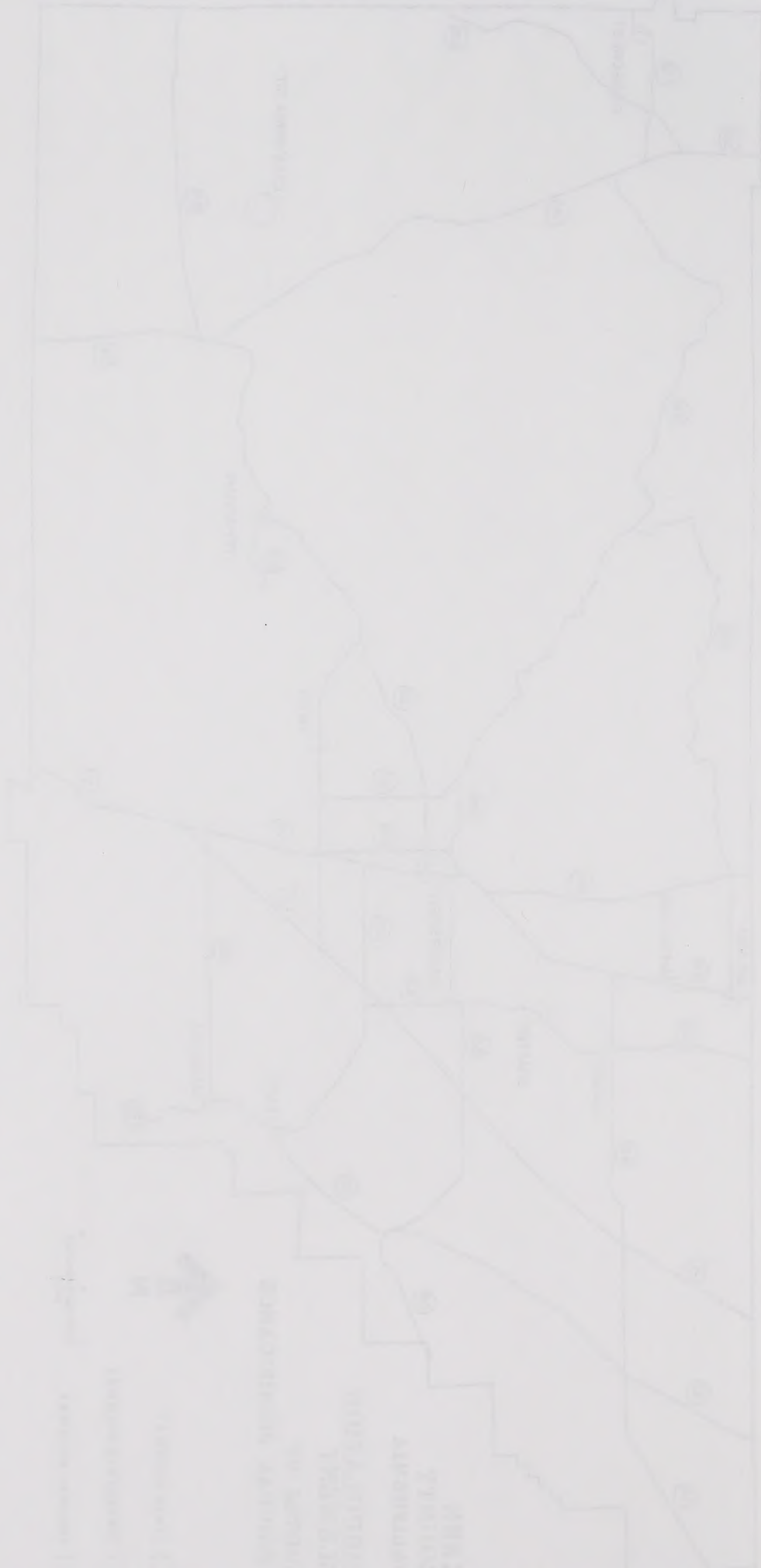


Figure 8



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2.3.1 GENERAL HIGHWAY TRAVEL CHARACTERISTICS IN KERN COUNTY

In Kern County, trucks are a considerable amount of traffic. This is true on the County's State highways where trucks make up twenty to thirty percent of the traffic within the County. The total County average truck vehicle miles traveled (VMT) is about twenty-four percent. Compared to the State average of ten percent trucks, twenty-four percent is excessive. By contrast, the neighboring counties of Kings, Los Angeles, and Tulare have truck VMT percentages of twenty, eight, and nineteen percent, respectively. Kern County's truck VMT ranks fourth highest of the counties in California. Statewide, Kern County ranks tenth highest in VMT for all vehicles. Trucks operating in Kern County represent greater than six percent of total truck VMT statewide.

2.3.2 TRAFFIC LEVELS OF SERVICE (LOS)

Analyses of traffic volumes are useful in trying to reach an understanding of the nature of traffic in a given area. However, traffic volumes by themselves show neither the ability of a road network to carry additional traffic nor the quality of service afforded by the street facilities. For this, "Level Of Service" is used to correlate numerical traffic-volume data to subjective descriptions of traffic performance at intersections. The Level of Service at signalized intersections often control the flow of urban traffic, and the ability of a roadway system to carry traffic efficiently is nearly always diminished in their vicinities. The following list gives "Level Of Service" categories, "A" through "F" for intersections and highway capacity. The list provides a qualitative definition of each category. Level of Service 'D' is an accepted standard for planning of intensive urban facilities. This plan's policies consider LOS D acceptable within the general plan area for County maintained roads. Caltrans standard for State highways is LOS C-D.

LEVEL OF SERVICE DEFINITIONS

Level of Service	Description	Signalized Intersections	Highway
		**Delay (Seconds)	**Capacity Ratio
A	Free Flow. No approach phase is fully used by traffic and no vehicle waits longer than one red indication. Insignificant delays.	0-16	0.0-0.59
B	Stable Operation. An occasional approach phase is fully used. Many drivers begin to feel somewhat restricted within platoons of vehicles. Minimal delays.	16-22	0.6-0.69
C	Stable Operation. Major approach phase may become fully used. Most drivers feel somewhat restricted. Acceptable delays.	22-28	0.7-0.79
D	Approaching Unstable. Drivers may have to wait through more than one red signal cycle. Queues develop but dissipate rapidly, without excessive delays.	28-35	0.8-0.89
E	Unstable Operation. Volumes at or near capacity. Vehicles may wait through several signal cycles. Long queues form upstream from intersection. Significant delays.	35-40	0.9-0.99
F	Forced Flow. Represents jammed conditions. Intersection operates below capacity with several delays; may block upstream intersections.	greater than 40	N/A

Source:

"Highway Capacity Manual 2000," Highway Research Board, Washington D. C.

** The delay times and capacity ratios should be checked against the current Highway Capacity Manual.

LEVEL OF SERVICE DEFINITIONS

Level of Service	Description	Observed Traffic Volume (vehicles/hour)	Designated Capacity (vehicles/hour)
A	Free Flow: The approach is in full flow with no or very few delays. The approach is in full flow with no or very few delays. The approach is in full flow with no or very few delays.	0-15	0-0.50
B	Stable Operation: An occasional approach is in full flow with no or very few delays. The approach is in full flow with no or very few delays. The approach is in full flow with no or very few delays.	16-25	0.5-0.80
C	Stable Operation: Most approaches are in full flow with no or very few delays. The approach is in full flow with no or very few delays. The approach is in full flow with no or very few delays.	26-35	0.8-0.90
D	Stable Operation: Most approaches are in full flow with no or very few delays. The approach is in full flow with no or very few delays. The approach is in full flow with no or very few delays.	36-45	0.9-0.95
E	Unstable Operation: Volumes are at or near capacity. The approach is in full flow with no or very few delays. The approach is in full flow with no or very few delays.	46-55	0.95-0.99
F	Forced Flow: Represents jammed conditions. Intersection operates below capacity with severe delays. May block upstream intersection.	Greater than 55	N/A

** The delay rates and capacity ratios should be checked against the current Highway Capacity Manual.

2.3.3 HIGHWAY PLAN

Assumptions

Development of new roads will be done through implementation of the Kern County Zoning Ordinance, Land Division Ordinance, and Development Standards for all new development.

Level of Service (LOS) will continue to deteriorate on County Roads without improvement strategies.

Issues

It is not possible to build transportation projects fast enough to keep pace with development in all instances. This plan operates on the theory that someone will widen existing roads as land use intensity increases. The County is uniquely dependent on State Highway construction and retrofits to satisfy inter-city road travel. The planning process for transportation breaks down without a clear delineation of responsibility between State, regional, and local government. Agency communication breaks down without strong project planning. Such planning would include priority of intergovernmental coordination.

This plan assumes someone will build new roads required by future development. Kern County and developers cannot widen or build new roads if this plan does not set up right-of-way for them now. Kern County must assure protection of road right-of-way for efficient management of circulation. Protection of right-of-way allows orderly growth. This plan assumes that orderly growth is fair to existing land use and also future development. Kern County does not have guidelines for how and where road improvements should be efficiently carried out. Obstacles could prevent upgrading roads originally built to local road design and set-backs along section and mid-section lines.

Goals

- 1) To carry out this plan in a manner consistent with needs and standards of the County.
- 2) This plan proposes to improve access to Kern County using all available methods of transportation.
- 3) This plan sets up a simple way for protecting road right-of-way. Protecting corridors for future transportation facilities is the most important transportation planning activity in any high growth area.

- 4) To reserve right-of-way to meet future road needs that result from development allowed by land use plans.
- 5) Maintain a minimum Level of Service (LOS) D.

Policies

- 1) Development of roads within the County shall be in accordance with the Circulation Diagram Map. The charted roads are usually on section and mid-section lines. This is because the road centerline can be determined by an existing survey.
- 2) This plan requires, as a minimum, construction of local road widths in areas where the traffic model estimates little growth through and beyond year 2010. Where Planning Department's growth estimates indicate more than a local road is required, expanded facilities shall be provided. The timing and scope of required facilities should be set up and implemented through the Kern County Land Division Ordinance. However, the County shall routinely protect all surveyed section lines in the Valley and Desert Regions for arterial right-of-way. The County shall routinely protect all mid-section lines for collector highways in the same regions. The only possible exceptions shall be where the County adopts special studies and where Map Code 4.1 (Accepted County Plan) areas occur. In the Mountain Region where terrain does not allow construction on surveyed section and mid-section lines, right-of-way width shall be the size shown on the diagram map. No surveyed section and mid-section "grid" will comprehensively apply to the Mountain Region.
- 3) This plan's road width standards are listed below. These standards do not include State highway widths that would require additional right-of-way for rail transit, bike lanes and other modes of transportation. Kern County shall consider these modifications on a case-by-case basis.

Arterial [Major Highway]	Minimum 110 foot right-of-way; County Standard 110 feet
Collector [Secondary Highway]	Minimum 90 foot right-of-way; County Standard 90 feet
Commercial-Industrial Street	Minimum 60 foot right-of-way; County Standard 60 feet
Local Street [Select Local Road]	Minimum 60 foot right-of-way; County Standard 60 feet

Implementation Measures

- A) The Planning Department shall carry out the road network Policies by using the Kern County Land Division Ordinance and Zoning Ordinance, which implements the Kern County Development Standards that includes road standards related to urban and rural planning requirements. These ordinances also regulate access points. Planning Department can help developers and property owners in identifying where planned circulation is to occur.
- B) Continuity and integrity of the arterial and collector system at the mountain/valley region and the mountain/desert region boundary must be reviewed and approved in conjunction with project adoption on an individual basis.
- C) Conformance to alignment minimum design standards, where roadways that deviate from section and mid-section lines intersect those lines, must be reviewed and approved in conjunction with project adoption on an individual basis.
- D) Elimination of non-strategic section and mid-section alignment crossings and intersections that intersect existing or planned freeways, expressways, railroads, runways and waterways must be reviewed and approved in conjunction with project adoption on an individual basis.

1. The Planning Department also has an information system by which you can track and monitor the progress of your project. This system is available to you through the Planning Department's website. It also provides you with a list of the various resources available to you. The Planning Department also has a list of the various resources available to you. The Planning Department also has a list of the various resources available to you.

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2.3.4 FUTURE GROWTH

Issues

The Circulation Element Diagram Map provides a framework for constructing roads to serve expected land use through, and beyond year 2020. There is enough land use planned for steady growth far beyond year 2010 levels. However, it is not practical now to model where this growth might precisely occur. For example, the present classification of roads, such as arterials, might have to provide expressway type service. Roads now classified as secondary collectors might need upgrading to arterials.

Goals

- 1) To provide ample flexibility in this plan to allow for growth beyond the 20 year planning horizon.
- 2) Kern County intends to make the County's land use and circulation plans in accord with 21st Century growth and life style.
- 3) To provide a total framework for guiding the development of access roads to city, County and State road systems to diminish jobs - housing imbalance influences.

Policies

- 1) Monitor traffic volumes and patterns on County arterials. Undertake special studies when monitoring shows traffic is such that additional traffic would exceed LOS D. The purpose of the special studies is eventually to upgrade key major highways to expressway standards. Expressway standards would limit access to one-half mile spacing.
- 2) The County should monitor development applications as they relate to traffic estimates developed for this plan. Mitigation is required if development causes affected roadways to fall below Level Of Service (LOS) D. Utilization of the CEQA process would help identify alternatives to or mitigation for such developments. Mitigation could involve amending the Land Use, Open Space and Conservation Element to establish jobs/housing balance if projected trips in any traffic zone exceed trips identified for this Circulation Element. Mitigation could involve exactions to build off-site transportation facilities. These enhancements would reduce traffic congestion to an acceptable level.
- 3) Participate in establishment of a Transportation Management Association (TMA) to manage ride sharing programs, transit projects, and other transportation system measures as needed and as allowed by law.

- 4) As a condition of private development approval, developers shall build roads needed to access the existing road network. Developers shall build these roads to County standards unless improvements along State routes are necessary then roads shall be built to Caltrans standards. Developers shall locate these roads (width to be determined by the Circulation Plan) along centerlines shown on the circulation diagram map unless otherwise authorized by an approved Specific Plan Line. Developers may build local roads along lines other than those on the circulation diagram map. Developers would negotiate necessary easements to allow this.
- 5) When there is a legal lot of record, improvement of access to County, city or State roads will require funding by sources other than the County. Funding could be by starting a local benefit assessment district or, depending on the size of a project, direct development impact fees.
- 6) The County may accept a developer's road into the county's maintained road system. This is at Kern County's discretion. Acceptance would occur after the developer follows the above requirements. Roads are included in the County road maintenance system through approval by the Board of Supervisors.
- 7) Work with and support Kern Council of Governments in developing a Countywide Transportation Impact fee for subregional areas which shall include a determination of the appropriate use of differential fee structures to encourage infill, urban development.

Implementation Measures

- A) The County should relate traffic levels to road capacity and development levels. To accomplish this Roads Department and Planning Department should set up a monitoring program. The program would identify traffic volume to capacity ratios and resulting level of service. The geographic base of the program would be traffic zones set up by Kern Council of Governments.
- B) The County should participate in establishing a Transportation Management Association when the Board of Supervisors considers participation necessary and is allowed by law.
- C) Project development shall comply with the requirements of the Kern County Zoning Ordinance, Land Division Ordinance, and Development Standards.
- D) A regional transportation impact fee study should be conducted and if appropriate, adopted and implemented.

2.3.5 EXPRESSWAY, ARTERIAL AND COLLECTOR SPECIFIC PLAN LINES

Issues

The most difficult aspect of building new highways is often achieving a funding source. However, once funding occurs advancing a new road or facility by depicting it on this plan, future right-of-way of the facility needs to be protected from development encroachment.

Goals

- 1) To set up specific plan lines that protects right-of-way for both County and State highways and expressways. Specific plan lines are needed where the rights-of-way for arterial and collector alignments do not follow surveyed section and mid-section lines.
- 2) To set up a system for maintaining and coordinating specific plan line procedures in all elements of the Kern County General Plan and adopted specific plans.
- 3) To set up a system for maintaining and coordinating specific plan line procedures in the Zoning Ordinance and Land Division Ordinance.

Policies

- 1) Kern County will require adoption of specific plan lines for public roads meeting any of the following criteria.
 - State or County-adopted expressways (includes State freeways), arterials, and collectors that deviate from surveyed section or mid-section lines or any routes depicted on the circulation maps.
 - Where public road continuity is desirable, but the County has to consider offset surveyed section and mid-section lines.
- 2) Any new, adopted specific plan line and non-standard design cross-section(s) shall be protected from land use development the same as right-of-way along surveyed section and mid-section lines.
- 3) All adopted specific plan lines (Official Plan Lines) existing on the effective date of this Element shall be protected from land use development the same as right-of-way along surveyed section and mid-section lines.

Implementation Measures

- A) Any private or public entity may apply for adoption of new, or revision of existing, specific plan line. With private applications, the County may require a fee to defray the cost of processing a specific plan line application.
- B) In large development plans that, Kern County customarily considers specific plans, all arterial and collector roads may be adopted as specific plan lines if centerline and cross-section surveys are complete at time of Specific Plan public hearing.
- C) Planning Department shall request that the Roads Department prepare a survey for use in specific plan lines. The Roads Department in conjunction with Engineering and Survey Services Department should prepare surveys for all existing and planned County-maintained roadways not on section and mid-section lines. Roads and Planning Departments should develop a priority list of public specific plan line survey projects to carry out each year.
- D) A specific plan line application should be processed the same as any other land use request. A centerline survey describing the specific plan line shall be prepared under the guidance, or by the Planning Department. Private applicants for specific plan line adoption shall pay all costs incurred by the County to conduct a public hearing on the matter and any costs associated with maintaining the adopted specific plan line.

2.3.6 VACATION OF EXISTING OR RECORDED FUTURE STREETS, HIGHWAYS, OR PUBLIC EASEMENTS

Issues

The County frequently receives applications for road right-of-way vacations. State law provides guidelines for vacating roads. However, these guidelines are vague. Kern County needs a policy to provide guidelines in Kern County. The policy should relate to investigation if ample basis exists to vacate these rights-of-way or easements. Kern County should place the burden and costs of developing basis to vacate a road on the applicant.

Road vacations may require amendment to this Circulation Element. Kern County needs Policies requiring Land Use, Open Space and Conservation Element changes that bring the two elements into agreement with each other. State law requires a local government to coordinate the elements of its General Plan.

Goals

- 1) Provide a means for guiding decisions on vacating public roads.
- 2) Kern County intends to set up a system maintaining and coordinating road vacation procedures in all elements of the General Plan and the incorporated cities general plans.

Policies

- 1) A road vacation influencing the construction or operation of expressway, an arterials or collector highway may occur with, or after, amending this Element. Kern County will not vacate any public expressway, arterial or collector highway right-of-way without amendment to this Element. The County will need to amend the right-of-way status to local or commercial-industrial streets.
- 2) A study, prepared at the applicant's expense, shall accompany the road vacation application. The study should provide information that will aid in finding the importance of the entire length of the right-of-way. The study would include a review of existing and proposed land uses and localized traffic modeling. This will help Kern County decide what corresponding changes are needed to the Land Use, Open Space and Conservation Element, or affected specific plan. This also will help Kern County decide if additional public road services or other traffic management are required elsewhere.

- 3) If the road vacation applicant is a private entity, all costs for the public hearing shall be borne by the applicant. Also, costs associated with providing any necessary additional public road services or other traffic management caused by the road vacation shall be paid by the applicant.
- 4) The vacation of a road shall not take away legal access to adjacent properties or "land-lock" any legal lot or parcel of record. Legal access shall be determined through a report submitted with the application for road vacation.
- 5) If Kern County determines that the right-of-way is not needed for circulation in the general area, a road vacation may be authorized. An acceptable project shall be determined through a report submitted with the road vacation application and in keeping with traffic modeling parameters of this Plan.
- 6) A road vacation may be authorized if physical conditions such as natural, or man-made topography prevent rational extension of the facility. Physical conditions affecting roadways shall be determined through a report submitted with the road vacation application.
- 7) A road vacation shall only affect public, recorded rights-of-way or public service easements. The potential effects of a road vacation upon rights-of-way and easements are to be determined by a report submitted with the road vacation application. A vacation of private access or private service easement is not under County jurisdiction. Kern County considers these matters "civil" actions. These civil actions should be acted upon accordingly.
- 8) A road vacation may be authorized if the right-of-way is not improved or used for its original purpose. Existing improvements and facility use shall be determined by a report submitted with the road vacation application.
- 9) A road vacation may be authorized to remove excess right-of-way caused by relocation, or at the beginning of a general plan amendment proceeding. Excess right-of-way shall be determined through a report submitted with the road vacation application.
- 10) A road vacation may be approved if there is an agreement to close a public street. A road vacation may be approved with acknowledgment of an impassable street. A road vacation may be approved with a land division map over the area of vacation if the project has comparable methods of vehicular access.
- 11) A road vacation procedure may be used for considering public service easement or utility service easement abandonments. The procedure is the same as any public right-of-way vacation.

- 12) A vacation of improved road right-of-way, or public service easement, should not occur until the lead agency makes findings. One important finding is the land is no longer needed for public use. A vacation of improved road right-of-way, or public service easement, should not occur until the right-of-way is superseded by relocation, and improved to acceptable Kern County Development standards. The Board of Supervisors shall have accepted the replacement facility into the maintained road system.
- 13) A general vacation proceeding (consistent with State of California Streets and Highway Code) will require a public hearing when the vacation affects existing in place facilities or is a project caused by relocating right-of-way.
- 14) A summary vacation shall be consistent with State of California Streets and Highway Code. A summary vacation may be used when the right-of-way does not exist, is unused, or moved. A summary vacation may be used where right-of-way is impassable, unnecessary for present or prospective public use, or is excess or public service easement land.

Implementation Measures

- A) Kern County should require a research fee to determine if a complex vacation application is acceptable.
- B) In resolving a vacation request, the Board of Supervisors will follow the Policies and laws applicable to such vacation request. Before taking final action, the Board of Supervisors may require the applicant to submit additional study(s). Staff shall oversee the applicant's information gathering process and suggest alternatives if necessary.
- C) The Planning Department shall issue guidelines for applicants to use in the preparation of road vacation applications and attendant reports.

2.3.7 SETBACK DEVIATION STUDIES

Issues

This plan's expressway, arterial and collector highway policies set up where future highways are to be constructed along surveyed section and mid-section lines in the valley and desert regions. These policies may cause undue hardship to the affected property owners in remote areas.

Goals

- 1) To set up a legal method allowing land use development to occur without the need for formal amendment to this plan.
- 2) To set up a system for maintaining and coordinating setback deviation procedures that are consistent and equitable countywide.

Policies

- 1) A setback deviation report may be approved by the Planning Director for any existing or proposed County expressway, arterial or collector highway. The report of the study shall be prepared at the applicant's expense. The study report should provide information that will aid the Planning Director in deciding the importance and future need of the right-of-way. The study should include a review of existing and proposed land uses and localized traffic modeling near the right-of-way. The applicant must provide enough data and examples of his analyses method. The Planning Director needs this information to formulate an independent interpretation and evaluation. References must be provided. Kern County will require an explanation and proof of study where applicable.
- 2) Board of Supervisors Resolution adopted January 9, 1973 authorizes Kern County to approve setback deviations.

Implementation Measures

- A) A setback deviation request shall report proposed setback distance. The Kern County Zoning Ordinance gives setback distance for permanent structures located along surveyed section and mid-section lines. Setback deviations may be authorized where it is demonstrated that expressway, arterial or collector construction will not occur while the structure in question is usable, or valuable. An entity pursuing a setback deviation shall submit an application with necessary justification to support the request. The application shall include fees to defray costs to prepare staff reports and administering the application.
- B) The Department of Planning Department shall prepare guidelines for preparation of setback deviation reports.

2.3.8 SAFETY HAZARDS OF FOG AND DUST

Issues

Intermittent tule fog and dust storms are major safety hazards in Kern County. These problems are especially acute on Interstate 5. Several large traffic pile-ups have happened along stretches of Interstate 5 because of sudden zero visibility. State Highway 99 does not have a dust storm problem, but tule fog has caused major problems at times. Most County roads in the San Joaquin Valley experience intermittent tule fog conditions during winter months. All transportation modes need rational controls in dealing with poor weather conditions.

Goals

- 1) To manage tule fog influences on driving safety in Kern County.
- 2) To relieve blowing dust influences on driving safety in Kern County.

Policies

- 1) The County should encourage Caltrans to study the potential for an early warning system to warn drivers of low visibility due to fog and dust. Such studies might focus on changing message signs with visimeters. Other studies should look into building wider road shoulders to store stopped vehicles away from moving traffic.

Implementation Measures

- A) Kern County should help Caltrans in doing the necessary studies. This would include providing data as necessary, and staff aid.
- B) Planning Department should work with Caltrans to secure federal aid for a fog early warning study.

2.3.9 SCENIC ROUTE CORRIDORS

On August 5, 1974, the Kern County Board of Supervisors adopted a Scenic Highways Element to the Kern County General Plan. The Board did this following two State laws: Streets and Highways Code, § 154, and California Government Code § 65302, as amended in 1969. Between 1969 and 1985, § 65302 directed each local jurisdiction to adopt and maintain a Scenic Highways Element, as one of then nine mandatory elements in the General Plan. In 1985, the State Legislature amended Government Code § 65302 to require each local government to maintain a general plan with seven mandated elements. The State Legislature repealed the Scenic Highways Element from the mandatory elements list. In 1992 the Kern County Board of Supervisors rescinded the County's Scenic Highway Element. Kern County has the discretion to designate local scenic routes if circumstances warrant such designation.

A Scenic Route is any freeway, highway, road, or other public right-of-way, which traverses an area of exceptional scenic quality. A scenic route must be officially set as a Scenic Route by the Kern County Board of Supervisors, or the State of California. A route shall not be selected as scenic until a plan and program for the protection and enhancement of adjacent roadside view shed land is available for implementation.

The California Scenic Highways Master Plan designates three State highways in Kern County "Eligible State Scenic Highway."

Route 1 consists of State Route 14 and State Highway 395. It begins north of Mojave and continues to the Inyo County line. Route 1 traverses high desert land, hilly areas, and is next to the Sierra Nevada Mountains. Plants indigenous to the area along the route have good scenic qualities when wildflowers are in bloom. Points of interest include 20-Mule Team Terminus (State Registered Landmark 652) in Mojave, Desert Springs (State Registered Landmark 14), and Robbers Roost. Other interesting points are Red Rock Canyon State Park, Salt beds (near Koehn Lake), and Freeman Junction (State Registered Landmark 766).

Route 2 consists of State Route 58 between Mojave and Boron. This Route crosses a desert landscape dotted with Joshua trees and yields a good wildflower display in early spring. Points of interest include the Red Hills, Castle Butte, Edwards Air Force Base (Rogers Dry Lake), and the world's largest sodium borate deposit. The world's largest open-pit borax mining operation is immediately north of Route 2 at the community of Boron. The pit is more than 600 feet deep, and the mine supplies a majority of the world's borax demand.

Route 3 consists of five miles of State Route 41 in northwest Kern County. The route connects Kings County with San Luis Obispo County. No notable features occur along the Kern segment of this scenic highway.

Issues

Several roadways in Kern County may warrant designation as scenic highways to protect adjacent view sheds.

Goals

- To safeguard property values while improving the County's image.
- To develop roadside rests, vista points, and other facilities appurtenant to scenic routes.
- To preserve a network of scenic routes interconnecting much of the scenic land in the County. Benefits from the establishment of scenic corridor protection measures will accrue to the County as a whole.

Policies

- 1) Kern County should consider designating local scenic highway routes, where appropriate, throughout the County.
- 2) Various methods of protecting, and enhancing the scenic qualities of land and uses within corridor boundaries must be devised and carried out.
- 3) Standards for corridor protection should parallel those established by State Scenic Highway Law (1963) and outlined in State guidelines.

Implementation Measures

- A) Caltrans has the responsibility for coordinating Scenic Highway programs. Caltrans will not act on programs until the local government requests aid from that agency. Caltrans will coordinate and conduct two studies. Caltrans calls the studies "Corridor Survey" and "Highway Facility Study." Results of these two studies will be presented in a comprehensive Scenic Highway Report. The Report will contain maps, photographs, and other documentation showing:
 1. Suggested Scenic Highway Corridor boundaries.
 2. Scenic elements within the suggested corridor.
 3. The relationship of the right-of-way to its environment.
 4. Suggested preservation of the scenic and aesthetic elements of the visual

environment.

5. Any proposed realignments of the route, if known.
6. Potential locations of roadside rests, vista points, and areas for public or commercial information sites.

California gives the local jurisdiction the approved CalTrans' report to use in preparation of a local scenic corridor protection and enhancement plan and program.

- B) Kern County Planning Department shall prepare as needed, with aid from CalTrans, Scenic Route Corridor Specific Plans. These specific plans shall include circulation, land use, open space and conservation plan maps and appropriate implementation measures. The plan should provide for the protection and enhancement of the existing natural and man-made scenic resources for the routes California includes in the State Master Plan of Scenic Highways. The scenic corridor boundaries and Scenic Route Corridor Specific Plan, identifying the land use regulation measures used within the corridor, shall be adopted by the Board of Supervisors. Upon adoption of the plan, the County shall apply to the District Director of Transportation for official State designation as an Official State Scenic Highway.
- C) County roads may be set as official County Scenic Highways by the Board of Supervisors after the State Director of Transportation has found that all requirements are met. All standards and procedures prescribed for State Scenic Highways shall apply to County Scenic Highways. The Department of Transportation will not undertake a Scenic Highway Study but will be available upon request by the local jurisdiction to consult about the technical aspects of this program. The Planning Department is responsible for doing a case study.
- D) The County has adopted a Scenic Corridor (SC) Combining District to designate areas which contain unique visual and scenic resources as viewed from a major highway or freeway and for the regulation of off-site advertising signs, where the siting of such signs need to be reviewed on a case-by-case basis to safeguard the scenic qualities of the natural environment and the visual qualities of primary entranceways into the County.

2.3.10 CONGESTION MANAGEMENT PROGRAMS

Issues

State law requires that urbanized counties prepare an annual congestion management program (CMP). City and county eligibility for new gas tax subventions is contingent upon their participation in the congestion management program. To qualify for funding provided through the State Transportation Improvement Program (STIP) or the Federal Transportation Improvement Program (FTIP), the regional transportation agency must keep current a Regional Transportation Plan (RTP) that contains the Congestion Management Program. Also, the Congestion Management Program offers local jurisdictions the opportunity to find cooperative solutions to the multi-jurisdictional problems of air pollution and traffic congestion.

The congestion management program has links with air quality requirements. The California Clean Air Act requires that cities and counties implement transportation control measures (TCMs) to attain, and maintain, the State air quality standard.

Goals

- 1) To satisfy the trip reduction and travel demand requirements of the Kern Council of Government's Congestion Management Program.
- 2) To coordinate congestion management and air quality requirements and avoid multiple and conflicting requirements.

Policies

- 1) Pursuant to California Government Code § 65089(a), Kern County has designated Kern Council of Governments as the County's Congestion Management Agency (CMA).
- 2) The Congestion Management Agency is responsible for developing, adopting, and annually updating a Congestion Management Plan. The Plan is to be developed in consultation with, and with the cooperation of, the regional transportation agency (also Kern Council of Governments), regional transportation providers, local governments, Caltrans, and the air pollution control district.

Implementation Measures

- A) Kern County Council of Governments should request the proper consultation from County of Kern to develop and update the proper congestion management program.
- B) The elements within the Kern Congestion Management Program are to be implemented by each incorporated city and the County of Kern. Specifically, the land use analysis program, including the preparation and adoption of deficiency plans is required. Additionally, the adoption of trip reduction and travel demand strategies are required in the Congestion Management Program.

2.4 PRIORITY FOCUS AREA TOPICS – HIGHWAYS

The following sections describe highway issues having significance only within a given area of Kern County. It is easy to identify micro-issues, such as need for a stop sign, within any of these areas. However, staff has targeted this Element on issues affecting broad areas. The key issues this Element addresses relate to freeway and expressway capacity and access. Controls usually are through highway capacity and road geometric improvement.

A brief description of the priority focus areas and related circulation problems follows.

2.4.1 METROPOLITAN BAKERSFIELD

Bakersfield is the largest incorporated area in Kern County. Bakersfield is the County Seat and the focus of much of the business activity in the County. As result of this, plus Kern County's geography, the County's road system hub occurs in Bakersfield. Bakersfield is a metropolitan area with a downtown core and surrounding low-density housing. The community was developed primarily on a section and mid-section line grid of streets. However, the City of Bakersfield has redefined many streets, and focused on arterials and local streets.

Kern County and City of Bakersfield have jointly adopted a general plan for the metropolitan area (Metropolitan Bakersfield General Plan). The circulation element of that general plan lists Issues, Goals, Policies, and implementation strategies affecting transportation in the area. These roads shall have the same alignment as the County General Plan grid system.

2.4.2 TEHACHAPI – ANTELOPE VALLEY

Issues

Land use plans for Tehachapi and Antelope Valley areas show considerable growth. A majority of traffic between these areas now uses State Route 14 and State Route 58. As an alternate route, traffic uses the two-lane Tehachapi-Willow Springs Road. The County will need better circulation between Tehachapi and Antelope Valley as they further develop.

Goals

- 1) Kern County plans to enhance the efficiency and safety of circulation between Tehachapi and Antelope Valley.

Policies

- 1) Investigate a specific plan line and funding program to enhance the safety and capacity between Tehachapi and Antelope Valley, including the assessment of an expressway in the current Tehachapi-Willow Springs corridor. Safety enhancements should be prioritized for funding.
- 2) A special traffic model study shall be conducted to address the problems on Highline Road in Tehachapi. The study shall provide viable alternatives to raise the Level of Service to acceptable levels. The model shall, at a minimum, consider capacity increasing projects impacting Highline Road. The study shall be conducted prior to recordation of any land divisions suspected of impacting traffic along this alignment causing Level of Service below "D."
- 3) The County should monitor development applications as they relate to traffic generation developed for this plan. If traffic resulting from projects such as General Plan amendment(s) would exceed current volume to capacity projections, mitigation is required if development causes roadways to fall below LOS D and LOS C for Caltrans roadways. Utilization of the CEQA process would help identify alternatives to, or mitigation for such developments. Mitigation could involve amending the Land Use, Open Space and Conservation Element to establish jobs - housing balance. This is triggered if projected trips in any traffic zone exceed trips identified for this Circulation Element. Mitigation could involve exactions to build off-site transportation facilities. These enhancements would reduce traffic congestion impacts.

Implementation Measures

- A) Planning Department should prepare a specific plan line for an improved connection between Tehachapi and Antelope Valley. The plan should include widening Tehachapi-Willow Springs Road to four lanes.
- B) The County should plan construction of a four-lane expressway from State Route 14, south of Rosamond Boulevard. Kern County also needs a funding program for the facility. Funding could be from local benefit assessment districts. The districts should include both Tehachapi and Antelope Valley areas.
- C) Preparation and approval of traffic studies should be coordinated with the Roads Department. The exaction should be linked directly to new development creating traffic volume potential in excess of Highline Road's capacity. The Department shall use such a study to base recommendations for alternative circulation routes, and/or the possibility of a change in land use designations impacting Highline Road.
- D) Kern County should not allow new roads that serve low-density parcels to have unpaved surfaces. Any road capable of or now serving fifty average daily traffic trips or more should be paved.

2.4.3 LAKE ISABELLA

Isabella Lake (reservoir) is in the center of this area. Several communities surround the lake. Sequoia National Forest is the dominant land use. There is mining and timber activity in the area. However, the basic industry is recreation. This industry stems from the lake, Kern River, and forest.

Major routes are State Route 178, State Route 155, Burlando Road, and Caliente-Bodfish Road. State Route 178 connects all communities rimming the lake to Bakersfield through the Kern River canyon. State Route 155 traverses the Greenhorn Mountains to Delano and borders the southwest portion of the lake. Sierra Way provides circulation to the north side of the lake. Burlando Road connects with Sierra Way to provide access into Tulare County. Caliente-Bodfish Road provides access to Highway 58 and then to Bakersfield from the east.

Issues

The Land Use, Open Space and Conservation Element predicted significant development of residential land use at build-out. Kern County's ability to service this growth with the existing transportation system is a dilemma. In considering the physical constraints existing in the area, not enough funding or authority exist for this Element to fix the expected future problems. The State Route 178 freeway connection to Bakersfield may cause considerable influence for additional growth in the area. Additional concerns include State highway capacity. State Route 155 along the west side of the lake could become overloaded. This is especially true if California Department of Transportation (Caltrans) completes State Route 178 freeway from Bakersfield. Developing areas, especially south of the reservoir, will require better connection to the circulation system.

Goals

- 1) To work with Caltrans to develop needed improvements to the State Highway System in the Lake Isabella area.
- 2) To provide ample flexibility for the area to allow for growth beyond the planning horizon.

Policies

- 1) Monitor traffic volumes and patterns on major highways. Undertake special studies when monitoring shows traffic is such that additional traffic would exceed LOS D.

- 2) Widen State Route 155 next to the reservoir. State Route 155 minimum road width along this section should be four travel lanes. This agrees with the Coordination of Implementation Strategies with Caltrans Policies and the Kern COG Model. Also, see Policies on Overall Implementation of the Highway Plan.
- 3) The County should monitor development applications as they relate to traffic generation developed for this plan. If traffic resulting from projects such as General Plan amendment(s) would exceed current volume to capacity projections, mitigation is required if development causes roadways to fall below LOS D and LOS C for Caltrans roadways. Utilization of the CEQA process would help identify alternatives to, or mitigation for such developments. Mitigation could involve amending the Land Use, Open Space and Conservation Element to establish jobs - housing balance. This is triggered if projected trips in any traffic zone exceed trips identified for this Circulation Element. Mitigation could involve exactions to build off-site transportation facilities. These enhancements would reduce traffic congestion impacts.

Implementation Measures

- A) Roads Department and Planning Department should set up a traffic volume and pattern monitoring program suited for the Lake Isabella area. The program would relate to year 2010 traffic model theories.
- B) Caltrans should coordinate with Kern Council of Governments in developing Regional Transportation Improvement Plan (RTIP) and Federal Transportation Improvement Plan (FTIP) priorities for State Highway 155 improvement.
- C) Kern County should not allow new roads that serve low-density parcels to have unpaved surfaces. Any road capable of or now serving fifty average daily traffic trips or more should be paved.

2.4.4 RIDGECREST – INDIAN WELLS VALLEY

This area includes all of Indian Wells Valley including City of Ridgecrest and communities of Inyokern, and Leliter. The Naval Weapons Station -- China Lake is in the northeastern-most corner of the area and affiliated industries are the major employers. These facets result in congestion on this corridor.

State Route 14 and U.S. Highway 395 are key north-south highways through the valley. Besides providing access to and from Ridgecrest, they provide through traffic connections for inter county traffic. Recreation travel from southern California to the mountain recreation areas heavily uses both routes. State Route 178 provides east-west service through the area. It uses city streets (Inyokern Road and China Lake Boulevard and Ridgecrest Boulevard).

Issues

The present routing of Highway 178 through the City of Ridgecrest and Inyokern is problematic. The route is on streets heavily used for local traffic. The route makes two, right angle turns in City of Ridgecrest. Several stoplights must be negotiated along the route. The route is the only major east-west thoroughfare in the area. These facets result in congestion on this corridor.

Linkage and circulation - Developing areas to the south and west of Ridgecrest will require circulation in and between activity centers.

Road Standards - City of Ridgecrest and Kern County have different road standards. This causes awkward connections and different road improvements at jurisdiction boundaries.

Visibility for Flying - The Navy has concern with visual quality of air resulting from dust (and other suspended particulate matter). Vehicles traveling on dirt roads make dust throughout Indian Wells Valley. The dust results in deteriorating visibility.

Noise - There are significant noise effects on sensitive land uses from heavy traffic on State Route 178 through Inyokern and Ridgecrest.

Driveway Access - Direct access from residential driveways onto collector and arterial highways disrupts traffic flow and could result in an unsafe movement.

Goals

- 1) Maintain congruity of roadways at boundaries between jurisdictions.
- 2) Maintain acceptable air quality, specifically visibility, about the Naval Weapons Station.
- 3) Pave new streets in urban density developments.
- 4) Pave existing dirt roads where traffic warrants such action.
- 5) Develop additional access points to the Naval Weapons Station as determined necessary by the Navy.
- 6) Use effective residential development design and other traffic control strategies to provide for adequate, safe vehicle access and turning movements.
- 7) Coordinate the expansion and improvement of Indian Wells Valley's road system with the City of Ridgecrest and the California Department of Transportation.

Policies

- 1) Examine the east-west arterial circulation needs of the Ridgecrest – Indian Wells Valley by identifying safety and road capacity deficiencies, and develop a funding program for such improvements. Public safety should be prioritized for funding.
- 2) Kern County should not allow new roads that serve low-density parcels to have unpaved surfaces. Any road in the valley capable of or now serving fifty average daily traffic trips or more should be paved.
- 3) East-west circulation throughout the area south of the Naval Weapons Station should be systematically improved in coordination with City of Ridgecrest.
- 4) The County should monitor development applications as they relate to traffic generation developed for this plan. If traffic resulting from projects such as General Plan amendment(s) would exceed current volume to capacity projections, mitigation is required if development causes roadways to fall below LOS D and LOS C for Caltrans roadways. Utilization of the CEQA process would help identify alternatives to or mitigation for such developments. Mitigation could involve amending the Land Use, Open Space and Conservation Element to establish jobs - housing balance. This is triggered if projected trips in any traffic zone exceed trips identified for this Circulation Element. Mitigation could involve exactions to build off-site transportation facilities. These enhancements would reduce traffic congestion impacts.

Implementation Measures

- A) Roads Department will coordinate providing safe road transitions at city limit boundaries with City of Ridgecrest.
- B) The County should adopt rural residential access road paving standards in an ordinance. The ordinance can target specific areas in Kern County where traffic generated road dust causes a problem for the County's air basins.
- C) Kern County should begin specific plan line procedures for planned roads. The Roads Department should coordinate these procedures with City of Ridgecrest. Planning Department should request Roads Department to prepare surveys for use in specific plan lines for all roads that do not align with City of Ridgecrest streets. The Roads and Planning Departments should develop a priority list of specific plan line survey projects to carry out each year near Ridgecrest.
- D) The Roads Department, with assistance from the Planning Department, should pursue studies and funding for safe and adequate east-west circulation in the Ridgecrest – Indian Wells Valley.

2.4.5 MOJAVE – FREMONT VALLEY

The Mojave area is at the western edge of the upper Mojave Desert in Fremont Valley. The area is northwest and next to Edwards Air Force Base. It includes as its core the community of Mojave. Mining industries operate within the area. Edwards Air Force Base heavily influences the local economy. The Air Force uses aircraft and machine shop contractors. As a result, many new aero-research and service industries have settled at Mojave Airport.

Mojave is located south of the State Route 58 bypass. The two pieces of the former State Route 58, which ran through Mojave, are referred to as Business East 58 and Business West 58, and are the responsibility of Kern County. State Route 58 is a major east-west highway providing a link to Interstate 15 at Barstow. North bound traffic using State Route 14 shall continue to use State Route 14.

Issues

State Route 58, which is the responsibility of Caltrans, has been rerouted as a freeway outside the community of Mojave.

Goals

- 1) Reduce congestion in the community of Mojave.
- 2) Upgrade road circulation in and around Mojave.
- 3) Provide adequate circulation for the movement of local residents.
- 4) Continue to promote business Route 58 through the community of Mojave.

Policies

- 1) Traffic studies may be required for discretionary permits to determine impacts on local streets and to determine fair share for any necessary road improvements.
- 2) Kern County should coordinate planning and road improvements with Caltrans.

- 3) The County should monitor development applications as they relate to traffic generation developed for this plan. If traffic resulting from projects such as General Plan amendment(s) would exceed current volume to capacity projections, mitigation is required if development causes roadways to fall below LOS D and LOS C for Caltrans roadways, Utilization of the CEQA process would help identify alternatives to, or mitigation for such developments. Mitigation could involve amending the Land Use, Open Space and Conservation Element to establish jobs - housing balance. This is triggered if projected trips in any traffic zone exceed trips identified for this Circulation Element. Mitigation could involve exactions to build off-site transportation facilities. These enhancements would reduce traffic congestion impacts.
- 4) Kern County should not allow new roads that serve low-density parcels to have unpaved surfaces. Any road capable of or now serving fifty average daily traffic or more should be paved.

Implementation Measures

- A) Development of roadways shall be consistent with the Mojave Specific Plan.

2.4.6 TEHACHAPI – CUMMINGS AREA

The Tehachapi - Cummings area is between State Route 58 and the Tehachapi Mountains. It includes the Cummings Valley, Bear Valley Springs, Stallion Springs, Cameron Canyon, Sand Canyon, Tehachapi and Brite Valleys. Developments named Monolith, Golden Hills, Old Towne, Mountain Meadows and incorporated Tehachapi are in the Tehachapi Valley. In the developing areas west of Tehachapi, the terrain is rolling hills and gentle mountains. The area contains mostly residential land uses. Most employment caters to the residential support and construction needs. Primary industries are real estate, mining, cement manufacturing, wind farm development, and agriculture.

Main road access to and from the area is via State Route 58. The highway has seven interchanges in the area. From the Tehachapi Summit interchange, Tehachapi-Willow Springs Road provides access south into Willow Springs.

Highline Road, State Highway 202, and Banducci Road also provide east-west circulation within the area. Woodford-Tehachapi Road provides access into the Golden Hills development.

Issues

The area is "land locked" on the west side by the El Tejon range. The main internal east-west route is State Route 202. This highway provides local access from the western valleys to City of Tehachapi and Highway 58. It takes an indirect route through town to connect with State Route 58.

The County expects sustained housing development in this adopted Golden Hills, Stallion Springs, and Bear Valley Springs Specific Plan areas as well as expansion of the Tehachapi Prison in Cummings Valley. This may severely tax the local and regional circulation system. The list below gives specific Issues.

State Highway Capacity - As Stallion Springs and Bear Valley Springs grow, State Route 202 will become increasingly congested.

- Emergency Access - The Stallion Springs, Bear Valley Springs, and Sand Canyon areas both have only one paved road in and out. Besides limiting circulation options, it also makes emergency access a concern.
- Connectivity and Internal Circulation - The various development centers are going to require major highways in and between them.

Goals

- 1) Reduce congestion in the Golden Hills - Old Towne areas.
- 2) Upgrade road circulation in and around Tehachapi.
- 3) Reduce the travel time and congestion between Stallion Springs and Bear Valley Springs areas to San Joaquin Valley transportation routes.
- 4) Upgrade emergency access to Sand Canyon, Bear Valley Springs, and Stallion Springs developments.

Policies

- 1) Kern County and California Department of Transportation (Caltrans) should evaluate feasibility of extending State Route 202 through Cummings Valley to provide better access to the Stallion Springs Phases I through III.
- 2) Caltrans should widen existing State Route 202 to four lanes. See Overall Implementation of the Highway Plan.
- 3) The Red Apple Road alignment should be a focus for implementation as an alternative means to relieve traffic congestion on Highway 202.
- 4) Improve access to the Sand Canyon area.
- 5) The County should monitor development applications as they relate to traffic generation developed for this plan. If traffic resulting from projects such as General Plan amendment(s) would exceed current volume to capacity projections, mitigation is required if development causes roadways to fall below LOS D and LOS C for Caltrans roadways. Utilization of the CEQA process would help identify alternatives to, or mitigation for such developments. Mitigation could involve amending the Land Use, Open Space and Conservation Element to establish jobs - housing balance. This is triggered if projected trips in any traffic zone exceed trips identified for this Circulation Element. Mitigation could involve exactions to build off-site transportation facilities. These enhancements would reduce traffic congestion impacts.
- 6) Kern County should not allow new roads that serve low-density parcels to have unpaved surfaces. Any road capable of or now serving fifty average daily traffic trips or more should be paved.
- 7) Support City of Tehachapi to provide a new interchange at Highway 58 and Dennison Road.

Implementation Measures

- A) Survey a Specific Plan Line for the State Route 202 extension through Cummings Valley between the State Prison and into Stallion Springs development.
- B) Develop a funding plan for these routes that would consider benefit assessment districts.
- C) Require exactions from new development in the Land Use, Open Space and Conservation Element Tehachapi Priority Area to apply to improvements and expansion of State Highway 58, e.g. climbing lanes, High Occupancy Vehicles lanes, additional capacity and safety projects.

The primary industry in this area is petroleum extraction and production. As a result, there is considerable local truck traffic serving the oil fields. The petroleum industry also generates a mobile commute system, primarily from the Bakersfield area. There is also a mobile commute into the Bakersfield area.

Near Taft, State Route 119 passes directly through Valley Acres and Dunes Acres. This situation is posing a safety problem.

Goals

- 1) Upgrade road conditions in and around Taft.
- 2) Reduce the speeds and amount of congestion and truck traffic through the centers of rural communities by using local engineering and speed surveys.
- 3) Realign and upgrade Route 119 from Highway 90 west to Taft.

Policies

- 1) California's Department of Transportation (Caltrans) should upgrade State Route 119 to a freeway. This project should include constructing a bypass around the communities of Dunes Acres and Valley Acres.
- 2) Caltrans should widen State Route 58 to four lanes between Taft and McKittrick. This agrees with the policy of coordination of implementation strategies with Caltrans.

- A) Study a specific topic. Use the following questions to guide your study:
 1. What is the main topic of the study?
 2. What are the research questions?
 3. What are the hypotheses?
 4. What are the methods?
 5. What are the results?
 6. What are the conclusions?
- B) Review a specific topic. Use the following questions to guide your review:
 1. What is the main topic of the study?
 2. What are the research questions?
 3. What are the hypotheses?
 4. What are the methods?
 5. What are the results?
 6. What are the conclusions?
- C) Prepare a presentation. Use the following questions to guide your preparation:
 1. What is the main topic of the study?
 2. What are the research questions?
 3. What are the hypotheses?
 4. What are the methods?
 5. What are the results?
 6. What are the conclusions?

1. What is the main topic of the study?

2. What are the research questions?

3. What are the hypotheses?

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5. What are the results?

6. What are the conclusions?

7. What are the conclusions?

2.4.7 TAFT AREA

City of Taft is this area's major activity center. Other communities in the area include City of Maricopa, and the unincorporated communities of McKittrick, Derby Acres, Valley Acres, and Dustin Acres. The area has both flat and hilly terrain. Elk Hills and Buena Vista Petroleum Reserves are in this area.

State highways serve as main routes between communities. State Route 33 connects McKittrick and Maricopa to Taft. State Route 119 connects Taft to Bakersfield. State Route 166 provides east-west service between I-5 and the Pacific coast.

Issues

The primary industry in the area is petroleum exploration and production. As a result, there is considerable local truck traffic serving the oil fields. The petroleum industry also generates a reverse commute pattern, primarily from the Bakersfield area. There is also a notable commute into the Bakersfield area.

Near Taft, State Route 119 passes directly through Valley Acres and Dustin Acres. This situation is posing a safety problem.

Goals

- 1) Upgrade road circulation in and around Taft.
- 2) Reduce the speeds and amount of commuters and truck traffic through the centers of rural communities based on engineering and speed surveys.
- 3) Realign and upgrade Route 119 from Freeway 99 west to Taft.

Policies

- 1) California Department of Transportation (Caltrans) should upgrade State Route 119 to a freeway. This project should include constructing a bypass around the communities of Dustin Acres and Valley Acres.
- 2) Caltrans should widen State Route 33 to four lanes between Taft and McKittrick. These agree with the policy on coordination of implementation strategies with Caltrans.

- 3) The County should monitor development applications as they relate to traffic generation developed for this plan. If traffic resulting from projects such as General Plan amendment(s) would exceed current volume to capacity projections, mitigation is required if development causes roadways to fall below LOS D and LOS C for Caltrans roadways. Utilization of the CEQA process would help identify alternatives to, or mitigation for such developments. Mitigation could involve amending the Land Use, Open Space and Conservation Element to establish jobs - housing balance. This is triggered if projected trips in any traffic zone exceed trips identified for this Circulation Element. Mitigation could involve exactions to build off-site transportation facilities. These enhancements would reduce traffic congestion impacts.
- 4) Kern County should not allow new roads that serve low-density parcels to have unpaved surfaces. Any road capable of or now serving fifty average daily traffic trips or more should be paved.

Implementation Measures

- A) Kern County should bring the State Highway 119 freeway and bypass project to a "ready stage." This could increase the project's funding potential. The Roads Department should coordinate with Caltrans in developing and updating a Route Concept Report and Project Study Report for the facilities.
- B) Caltrans should coordinate with Kern Council of Governments in developing Federal Transportation Improvement Plan (FTIP) priorities for State Route 119 freeway. County Roads Department also should coordinate in developing FTIP priorities for State Highway 119 freeway.

2.4.8 DELANO – MCFARLAND AREA

The Delano - McFarland area lies entirely in the San Joaquin Valley. The focus area is at the northern Kern County boundary with Tulare County. Agricultural land uses predominate. The small communities, such as Pond, and the incorporated cities of Delano and McFarland provide housing and farming services. An extensive grid of two-lane roads on section and mid-section lines serve local traffic. They provide circulation between farms and the major thoroughfares.

State Route 99 bisects this area. State Route 99 is the north-south spine of the San Joaquin Valley. State Route 43 provides additional capacity for north south through travel. This highway parallels the AT&SF Railroad tracks. State Route 65 (Porterville Highway) also provides north-south travel. It extends along the western edge of the Greenhorn Mountain foothills.

East west through traffic in Delano can use Garces Highway. This facility is State Route 155 east of State Route 99. Route 155 extends over Greenhorn Summit. It ends at Wofford Heights in the Isabella area at State Route 178.

Issues

A key issue in the Delano - McFarland area is fog hazard. As with many areas in the San Joaquin Valley, this area is prone to dense tule fog in winter months. Fog-bound roads attribute to several fatal traffic accidents. Another key issue is State highway connections. The interchange between State Routes 99 and 155, east of State Route 99 includes city streets. The area also has a key issue of connectivity and internal circulation. Developing areas require adequate major highway links. This includes closing gaps in the existing grid roadway system. Interchanges are less than current standards within the City of Delano and upgrades and closures are expected for future improvements.

Goals

- 1) Manage tule fog influences on driving safety in the Delano - McFarland area.
- 2) Improve access to the State Route 99 - State Route 155 interchange.

Policies

- 1) Caltrans should improve access to the State Route 99 - State Route 155 interchange.

- 2) Road construction shall follow the road circulation plan shown on the circulation diagram map. The mapped roads are usually on section and mid-section lines.
- 3) Kern County shall routinely protect all surveyed section lines in this area for arterial highway right-of-way and all mid-section lines for collector roads.
- 4) Encourage Caltrans to study the potential of a fog early warning system. The system would warn drivers of impending low visibility due to fog. Such studies should focus on message signs that change by signals from visimeters¹. Other studies should look into building wider road shoulders to store stopped vehicles away from moving traffic.
- 5) The County should monitor development applications as they relate to traffic generation developed for this plan. If traffic resulting from projects such as General Plan amendment(s) would exceed current volume to capacity projections, mitigation is required if development causes roadways to fall below LOS D and LOS C for Caltrans roadways. Utilization of the CEQA process would help identify alternatives to, or mitigation for such developments. Mitigation could involve amending the Land Use, Open Space and Conservation Element to establish jobs - housing balance. This is triggered if projected trips in any traffic zone exceed trips identified for this Circulation Element. Mitigation could involve exactions to build off-site transportation facilities. These enhancements would reduce traffic congestion impacts.
- 6) Kern County should not allow new roads that serve low-density parcels to have unpaved surfaces. Any road capable of or now serving fifty average daily traffic trips or more should be paved.

Implementation Measures

- A) Design land divisions following standards of the Kern County Land Division Ordinance.
- B) Request Caltrans to secure federal aid for a fog early warning study.

¹ A mechanical device used to measure atmospheric visibility. Typical measurements describe the change in intensity of light as it passes through the atmosphere along an optically straight line.

- C) The Roads Department should pursue studies regarding the feasibility of widening of road shoulders to accommodate farm vehicles and equipment.

The Roads Department should pursue studies regarding the feasibility of widening of road shoulders to accommodate farm vehicles and equipment.

The Roads Department should pursue studies regarding the feasibility of widening of road shoulders to accommodate farm vehicles and equipment.

Notes:

A decision was made in the early 1980s to build a new road from the intersection of State Route 42 and State Route 43 to the intersection of State Route 43 and State Route 44. This road was built to provide a new route for farm vehicles and equipment.

The road was built to provide a new route for farm vehicles and equipment.

Farm vehicles and equipment are allowed to travel on this road.

Goals:

- 1) Manage the road for farm vehicles and equipment.
- 2) Manage the road for farm vehicles and equipment.
- 3) Manage the road for farm vehicles and equipment.
- 4) Manage the road for farm vehicles and equipment.

1. The Board of Directors shall have the authority to manage the business of the corporation and to exercise all the powers and authority vested in the corporation by the laws of the State of New York.

2. The Board of Directors shall have the authority to declare dividends on the capital stock of the corporation.

3. The Board of Directors shall have the authority to borrow money for the corporation and to mortgage the property of the corporation to secure the same.

4. The Board of Directors shall have the authority to lease, sell, convey, or otherwise dispose of all or any part of the real or personal property of the corporation.

5. The Board of Directors shall have the authority to enter into any contract or agreement that may be deemed to be in the best interests of the corporation.

ARTICLE II

1. The name of the corporation shall be the New York Corporation.

2. The principal office of the corporation shall be located in the City of New York.

3. The corporation shall have the right to sue and be sued in any court of law or equity.

2.4.10 LERDO AREA

The Lerdo area is located entirely in the San Joaquin Valley and is mostly agricultural land use. The incorporated cities of Wasco and Shafter are the main development centers. These communities cater primarily to the agricultural uses that surround them.

State Route 99 provides north-south through circulation in the area. As with the Delano - McFarland area, State Route 43 (parallels AT&SF Railroad tracks), and State Route 65 (on the western edge of the Greenhorn Mountain foothills) provide north-south travel. State Route 46 (Famoso Highway east of State Route 99) provides east-west through circulation. County-maintained Lerdo Highway, which passes through Shafter, provides east west through circulation. A grid system of roads built on section and mid-section lines provides more local circulation. Traffic on these rural roads consists of anything from heavy trucks and pick-ups to tractors and mechanical cotton pickers. A considerable amount of rural housing occurs near the urban centers.

Issues

A circulation issue in the Lerdo area is State highway connections. The connection of State Route 43 and State Route 46 in Wasco is complex. The crossing requires traffic on State Route 43 to jog onto State Route 46. This is because traffic has to pass under a narrow railroad over-crossing on Highway 46.

The area also has connectivity and internal circulation Issues. Growth areas require adequate major highway connections to the development. This includes closing gaps in the existing grid roadway system.

Farm vehicles and equipment can present a problem because of their slow movement on fast moving roadways.

Goals

- 1) Manage tule fog influences on driving safety.
- 2) Maintain a simple way for gaining and protecting road right-of-way to meet the area's future road needs.
- 3) Improve traffic safety relative to farm vehicles and equipment.
- 4) Provide for improved traffic flow adjacent to existing communities.

Policies

- 1) In a similar situation, State Route 43 and 46 upgrading should include a possible bypass around Wasco and Shafter.
- 2) Road construction shall follow the road circulation plan shown on the Circulation Map. The mapped roads are usually centered along section and mid-section lines.
- 3) The County shall routinely protect all surveyed section lines in this area for major highway right-of-way. Kern County will preserve all mid-section lines for secondary collector roads.
- 4) Encourage Caltrans to study the potential of a fog early warning system. The system would warn drivers of impending low visibility due to fog. Such studies should focus on changing message signs with visimeters. Other studies should look into building wider road shoulders to store stopped vehicles away from moving traffic.
- 5) Encourage the Roads Department to study the feasibility of including wide road shoulders in agricultural areas of the County.
- 6) The County should monitor development applications as they relate to traffic generation developed for this plan. If traffic resulting from projects such as General Plan amendment(s) would exceed current volume to capacity projections, mitigation is required if development causes roadways to fall below LOS D and LOS C for Caltrans roadways. Utilization of the CEQA process would help identify alternatives to, or mitigation for such developments. Mitigation could involve amending the Land Use, Open Space and Conservation Element to establish jobs - housing balance. This is triggered if projected trips in any traffic zone exceed trips identified for this Circulation Element. Mitigation could involve exactions to build off-site transportation facilities. These enhancements would reduce traffic congestion impacts.
- 7) Kern County should not allow new roads that serve low-density parcels to have unpaved surfaces. Any road capable of or now serving fifty average daily traffic trips or more should be paved.

Implementation Measures

- A) CalTrans, in cooperation with Kern County and affected cities, should study the potential for state highway bypasses of Shafter and Wasco.

- B) Begin specific plan line procedures for planned roads in the Lerdo area meeting any of the following criteria.
- Roads that do not follow section or mid-section lines.
 - Where road continuity is desirable, but offset section and mid-section lines have to be considered.
- C) Request Caltrans secure federal aid for a fog early warning study.
- D) The Roads Department should pursue studies regarding the feasibility of widening of road shoulders to accommodate farm vehicles and equipment.

- 1) The first step in the process for planning is to identify the purpose of the planning effort. This is done by asking the following questions:
 - What is the purpose of the planning effort?
 - What are the goals of the planning effort?
 - What are the objectives of the planning effort?
- 2) The second step in the process for planning is to identify the resources available for the planning effort. This is done by asking the following questions:
 - What are the resources available for the planning effort?
 - What are the constraints on the planning effort?
 - What are the risks associated with the planning effort?
- 3) The third step in the process for planning is to develop a plan. This is done by asking the following questions:
 - What are the tasks to be completed?
 - What are the responsibilities for each task?
 - What are the deadlines for each task?
 - What are the resources needed for each task?
 - What are the risks associated with each task?
- 4) The fourth step in the process for planning is to implement the plan. This is done by asking the following questions:
 - What are the tasks to be completed?
 - What are the responsibilities for each task?
 - What are the deadlines for each task?
 - What are the resources needed for each task?
 - What are the risks associated with each task?
- 5) The fifth step in the process for planning is to evaluate the results of the planning effort. This is done by asking the following questions:
 - What are the results of the planning effort?
 - What are the lessons learned from the planning effort?
 - What are the recommendations for future planning efforts?

2.4.11 ROSAMOND – WILLOW SPRINGS

The Rosamond-Willow Springs Specific Plan makes up most of this territory, which is located in southeast Kern County north of the County boundary.

The main community in the area is Rosamond. Lancaster, in Los Angeles County, exerts an important influence on entire area. Industry includes mining activities and farming. Otherwise, residential housing and support are the predominant land use. Some housing bolsters Edwards Air Force Base. Housing is also supporting Lancaster, Palmdale, and Los Angeles employment centers.

Regional access is primarily via State Route 14. State Route 14 extends north-south from I-5 in Los Angeles County to U. S. 395 near Inyokern. Rosamond Boulevard is the primary east-west arterial. Rosamond Boulevard is also an access point to Edwards Air Force Base. Sierra Highway provides more local circulation. Sierra Highway is built between State Route 14 and the Southern Pacific Railroad tracks. Several north-south alignments within this region extend south of Avenue A into Los Angeles County. State Highway 138 is currently the primary east-west thoroughfare in the Antelope Valley.

Issues

A key issue in the Antelope Valley is connectivity and internal circulation. In this area, Kern County's Land Use, Open Space, and Conservation Element assigns several square miles to residential land use. Rosamond and Willow Springs now have thousands of vacant residential lots. Development will require adequate connections to the major thoroughfares. This includes closing gaps in the existing grid roadway system and planning roads with the capacity to accommodate future growth.

Another key issue is access to Edwards Air Force Base. There is now one entrance to the base on the west side. During peak periods, this entrance becomes congested. As the Antelope Valley area develops, this condition will continue to degrade. Some land use development "off-base" is directly related to the lack of sufficient on-base housing.

Another issue is access to Los Angeles County. In this area, there are several roads between Kern and Los Angeles counties. With the exception of State Route 14, all connecting roads are two lane facilities. As the western portion of the area develops, it will be important to secure coordinated high capacity access south and west into Los Angeles County. Adequate roads to serve adopted, and proposed revisions to Rosamond and Willow Springs land use plans do not exist between Tehachapi, the Antelope Valley or Los Angeles County.

Goals

- 1) Prevent further crowding at the west entrance to Edwards Air Force Base by establishing additional or alternative access points as determined necessary by the Department of Defense.
- 2) Provide adequate circulation constructed when, not after, Rosamond and Willow Springs areas develop.
- 3) Prevent future circulation system overloads between Antelope Valley area, Los Angeles County on the south, and Mojave and Tehachapi areas on the north.

Policies

- 1) Kern County should work with Department of Defense to provide an additional entrance on the west side of Edwards Air Force Base if deemed necessary.
- 2) Kern County's major highway plans in Antelope Valley should be coordinated with Los Angeles County plans. Additional Freeway/Expressway connections would disperse future traffic.
- 3) As development occurs in the western part of the Antelope Valley, widen strategic roads to four lanes into Los Angeles County. The Willow Springs Specific Plan designates several north-south roads as arterials. The designated roads continue south into Los Angeles County, across the Antelope Valley to connect with State Route 138 (Avenue D).
- 4) The County should monitor development applications as they relate to traffic generation developed for this plan. If traffic resulting from projects such as General Plan amendment(s) would exceed current volume to capacity projections, mitigation is required if development causes roadways to fall below LOS D and LOS C for Caltrans roadways. Utilization of the CEQA process would help identify alternatives to, or mitigation for such developments. Mitigation could involve amending the Land Use, Open Space and Conservation Element to establish jobs - housing balance. This is triggered if projected trips in any traffic zone exceed trips identified for this Circulation Element. Mitigation could involve exactions to build off-site transportation facilities. These enhancements would reduce traffic congestion impacts.
- 5) Kern County should not allow new roads that serve low-density parcels to have unpaved surfaces. Any road capable of or now serving fifty average daily traffic trips or more should be paved.

- 6) Continue collecting the Traffic Impact fee to help construct needed circulation improvements.

Implementation Measures

- A) In negotiating access with the Department of Defense as deemed necessary, Roads and Planning Departments will provide the Board of Supervisors with technical support.
- B) Roads Department should monitor development and traffic conditions in the Antelope Valley. The County should do this to find when to start widening designated north-south major highways. Funding for these projects might come from the Rosamond-Willow Springs Traffic Impact Fee Program. Also, funding could come from appropriate federal or State programs.

- 5) Continue collecting the following information for the following needs analysis:
 - Information on the current situation
 - Information on the future situation
 - Information on the current situation
 - Information on the future situation
- 6) In parallel, discuss with the Department of Education at district level, the following information:
 - Information on the current situation
 - Information on the future situation
- 7) From the information collected, prepare a report on the following:
 - Information on the current situation
 - Information on the future situation
- 8) From the information collected, prepare a report on the following:
 - Information on the current situation
 - Information on the future situation
- 9) From the information collected, prepare a report on the following:
 - Information on the current situation
 - Information on the future situation
- 10) From the information collected, prepare a report on the following:
 - Information on the current situation
 - Information on the future situation
- 11) From the information collected, prepare a report on the following:
 - Information on the current situation
 - Information on the future situation
- 12) From the information collected, prepare a report on the following:
 - Information on the current situation
 - Information on the future situation
- 13) From the information collected, prepare a report on the following:
 - Information on the current situation
 - Information on the future situation
- 14) From the information collected, prepare a report on the following:
 - Information on the current situation
 - Information on the future situation
- 15) From the information collected, prepare a report on the following:
 - Information on the current situation
 - Information on the future situation
- 16) From the information collected, prepare a report on the following:
 - Information on the current situation
 - Information on the future situation
- 17) From the information collected, prepare a report on the following:
 - Information on the current situation
 - Information on the future situation
- 18) From the information collected, prepare a report on the following:
 - Information on the current situation
 - Information on the future situation
- 19) From the information collected, prepare a report on the following:
 - Information on the current situation
 - Information on the future situation
- 20) From the information collected, prepare a report on the following:
 - Information on the current situation
 - Information on the future situation

2.4.12 BORON

The Boron area is north of Edwards Air Force Base in the Mojave Desert. The area is in the Peerless Valley. This area contains the eastern portion of California City and unincorporated communities of North Edwards and Boron. Mining is a key industry. Edward Air Force Base is also a major employer. The population density is very low. There are many legal lots that have not developed.

Regional access is via State Route 58. In the future, Twenty Mule Team Highway may serve as an access route for California City portion of the area on the north to new Freeway 58 and east to Highway 395 in San Bernardino County.

Issues

The key issue in Boron is connectivity and internal circulation. The Land Use, Open Space and Conservation Element show enormous residential land use development at build-out. Development will require adequate connections to the major thoroughfares. This includes closing gaps in the existing grid roadway system.

Goals

- 1) Implement the plan for the Boron area in a manner consistent with needs and standards of the County including the implementation of the North Edwards/Desert Lake and Boron Specific Plans.
- 2) Maintain a simple way for protecting road right-of-way to meet the area's future road needs.

Policies

- 1) Road construction shall follow the road circulation plan shown on the circulation diagram map. The mapped roads are usually on section and mid-section lines.
- 2) The County shall routinely protect all surveyed section lines for arterial roads right-of-way. The County will preserve all mid-section lines for collector roads.

- 3) The County should monitor development applications as they relate to traffic generation developed for this plan. If traffic resulting from projects such as General Plan amendment(s) would exceed current volume to capacity projections, mitigation is required if development causes roadways to fall below LOS D and LOS C for Caltrans roadways. Utilization of the CEQA process would help identify alternatives to, or mitigation for such developments. Mitigation could involve amending the Land Use, Open Space and Conservation Element to establish jobs - housing balance. This is triggered if projected trips in any traffic zone exceed trips identified for this Circulation Element. Mitigation could involve exactions to build off-site transportation facilities. These enhancements would reduce traffic congestion impacts.
- 4) Kern County should not allow new roads that serve low-density parcels to have unpaved surfaces. Any road capable of or now serving fifty average daily traffic trips or more should be paved.

Implementation Measures

- A) Begin specific plan line procedures for planned roads meeting any of the following criteria.
 - Roads that do not follow section or mid-section lines.
 - Where road continuity is desirable, but the County has to consider offset section and mid-section lines.
- B) Prepare a survey for use in specific plan lines for all roadways not on section and mid-section lines. Roads and Planning Departments should develop a priority list of specific plan line survey projects to carry out each year.

2.5 OTHER MODES

The Kern County Federal Transportation Improvement Plan (FTIP) prepared by The Kern Council of Governments, provides an examination of long-range transportation issues, opportunities, and needs for Kern County. The FTIP provides enough focus on "Other Modes" of transportation in Kern County. To provide uniformity and consistent information, the FTIP is hereby incorporated into this Plan. This incorporation specifically addresses mass transit, materials movement, traffic congestion management, pedestrian, bicycle, airports, and rail. For each type of "Other Modes" transportation, this chapter includes the FTIP to describe existing conditions, Issues, Goals, Policies and implementation strategies. Where any issue, goal, diagram, policy, or implementation measure provided by this Element, and the FTIP provides similar information, this Element shall take precedence and prevail, otherwise the Issues, Goals, Policies and implementation strategies in the FTIP are assimilated as Kern County's.

2.5.1 TRUCKS AND HIGHWAYS

Issues

The Kern County road network handles a high ratio of heavy truck traffic. State Highways carry most of this traffic. Most of the trucks are interstate carriers. As such, interstate trucking is not under the direct control of County officials. In as much as this traffic affects County residents and taxpayers, they need actions to guarantee State highways in Kern County receive a fair share of California's transportation investment.

Goals

- 1) Provide for Kern County's heavy truck transportation in the safest way possible.
- 2) Reduce potential overweight trucks.
- 3) Use State Highway System improvements to prevent truck traffic in neighborhoods.

Policies

- 1) California Department of Transportation (Caltrans) should be made aware of the heavy truck activity on Kern County's roads.

- 2) Start a program that monitors truck traffic operations.
- 3) Promote a monitoring program of truck lane pavement condition.
- 4) Caltrans should site a weigh station on State Route 46 near Keck's Corner.
- 5) Caltrans should site a weigh station on State Route 166 near City of Maricopa.
- 6) Improvements to the State Highway System must move ahead in a timely fashion.

Implementation Measures

- A) Caltrans should further detail the need for improvement of pavement conditions on the State Highway System. This would encourage Caltrans implementation of the above Policies.

2.5.2 AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP)

The County's public use airports and military bases represent a major public investment and contribution to the County's economy. Kern County has adopted an Airport Land Use Compatibility Plan (ALUCP) and alternative process to comply with the State Aeronautics Act (Public Utilities Code commencing with Section 21670).

Issues

Public use airports and military bases are important to the economic future of communities, but incompatible development can create public safety issues and adverse noise impacts. Encroachment of incompatible uses can adversely affect airport and military base operations and even result in the curtailment of their use. It is imperative that property near airports be developed with compatible uses and that there be clear guidance and information for affected property owners.

Goals

- 1) Plan for land uses that are compatible with public airport and military bases and mitigate encroachment issues.

Policies

- 1) Review land use designations and zoning near public and private airports, Edwards Air Force Base and Naval Air Weapons (NAWS) China Lake for compatibility.
- 2) To the extent legally allowable, prevent encroachment on public airport and military base operations from incompatible, unmitigated land uses.
- 3) Provide property owners in proximity to public airports and military bases education on impacts from operations.

Implementation Measures

- A) Review discretionary land use development applications within the airports influence area and the military base operating area as shown in the ALUCP for consistency.
- B) Coordinate and cooperate with airport operators, the County Department of Airports, the California Department of Transportation, Division of Aeronautics, affected cities, Edwards Air Force Base, NAWS China Lake and the Department of Defense on the ALUCP, review of land use applications, public education and encroachment issues.

- C) Pursue grants and funding from appropriate agencies for updates and maintenance of the ALUCP and the study of encroachment issues.
- D) Pursue funding for electronic, GIS based maps for the ALUCP. Provide the ALUCP plan on the County website to facilitate access to the real estate community, airport operators and pilots, consultants and property owners.
- E) Utilize Aviation Easements as a condition of approval in appropriate compatibility zones to increase buyer awareness of impacts from proximity to airports and military bases.

2.5.3 RAIL AND HIGHWAY CROSSINGS

See the following Figure 10 for general location of Kern County's railroads and spur lines.

Issues

At-grade road crossings of rail tracks present safety hazards. This is an acute problem in the San Joaquin Valley during tule fog periods.

Goals

- 1) Replace at-grade rail crossings where safety hazards exist with separation-grade crossings.

Policies

- 1) Kern County and Caltrans should continue to reconstruct railroad grade crossings according to the Railroad Crossing Priority reports.

Implementation Measures

- A) Roads Department should continue working with Caltrans and the Public Utilities Commission to upgrade existing crossings or provide replacement grade separated crossings.

See the following Figure 12 for general location of main crossing points and for

Notes:

At-grade rail crossings are shown with a black and white striped pattern. This is the same pattern as the San Joaquin Valley County flag and banner.

Legend:

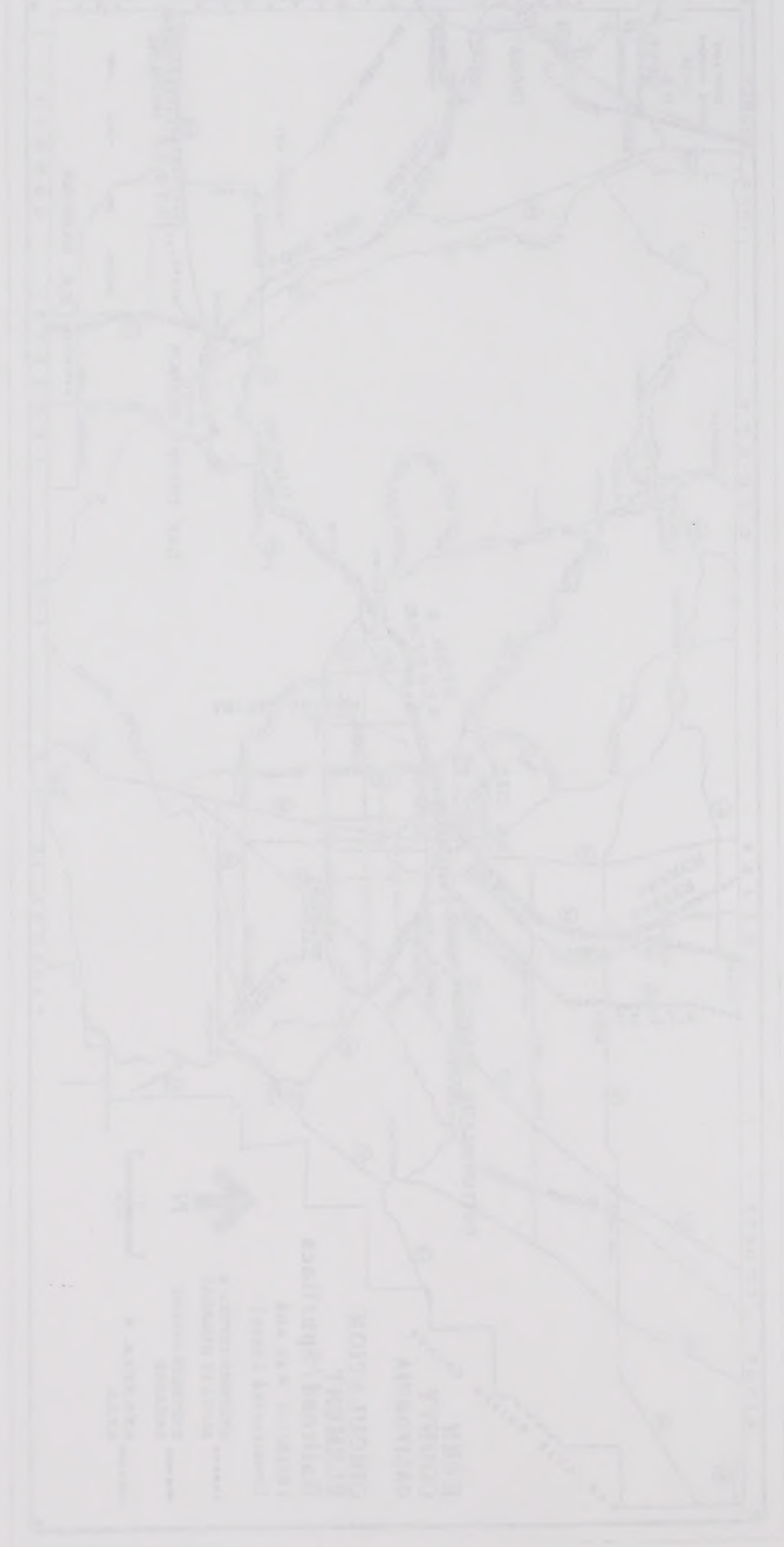
1) Railroads at-grade and crossing where safety hazards exist with separate grade crossings.

2) Railroads

3) Main County and Calaveras County are shown in separate regions. Grade crossings according to the Railroad Crossing Priority report.

Implementation Measures:

A) Roads Department should continue working with Calaveras and the State Office of Transportation to upgrade existing crossings or provide new crossings. This includes:



2.5.4 TRANSPORTATION OF HAZARDOUS MATERIALS

Issues

Transportation-related accidents and spills of hazardous materials pose a serious threat to the traveling public and nearby sensitive land uses. Transportation of hazardous materials poses a short-term threat to public health.

Goals

- 1) Reduce risk to public health from transportation of hazardous materials.

Policies

- 1) The commercial transportation of hazardous material, identification and designation of appropriate shipping routes will be in conformance with the adopted Kern County and Incorporated Cities Hazardous Waste Management Plan.
- 2) Kern County and affected cities should reduce use of County-maintained roads and city-maintained streets for transportation of hazardous materials.

Implementation Measures

- A) Roads and highways utilized for commercial shipping of hazardous waste destined for disposal will be designated as such pursuant to Vehicle Code Sections 31303 et seq. Permit applications shall identify commercial shipping routes they propose to utilize for particular waste streams.

Index

Transportation-related accidents and spills: hazardous materials pose a serious threat to the traveling public and nearby residents and businesses. Transportation of hazardous materials poses a threat even from a single spill.

Goals

- 1) Reduce risk to public health from transportation of hazardous materials

Policies

- 1) The commercial transportation of hazardous materials, particularly and especially at aggregate shipping points and in containers with the exception of non-hazardous and non-flammable (Class 1) materials, is subject to strict federal and state regulations. These regulations are designed to protect the public and the environment from the potential hazards of hazardous materials.
- 2) The DOT, and other federal agencies, which are in charge of enforcing these and other regulations, are responsible for the development of hazardous materials

Implementation Measures

- A) Roads and highways subject to government regulation of hazardous waste disposal for transport will be regulated as such pursuant to various laws. Section 31303 et seq. Permit acquisition and safety standards regarding these types of trucks is also in place for particular waste classes.

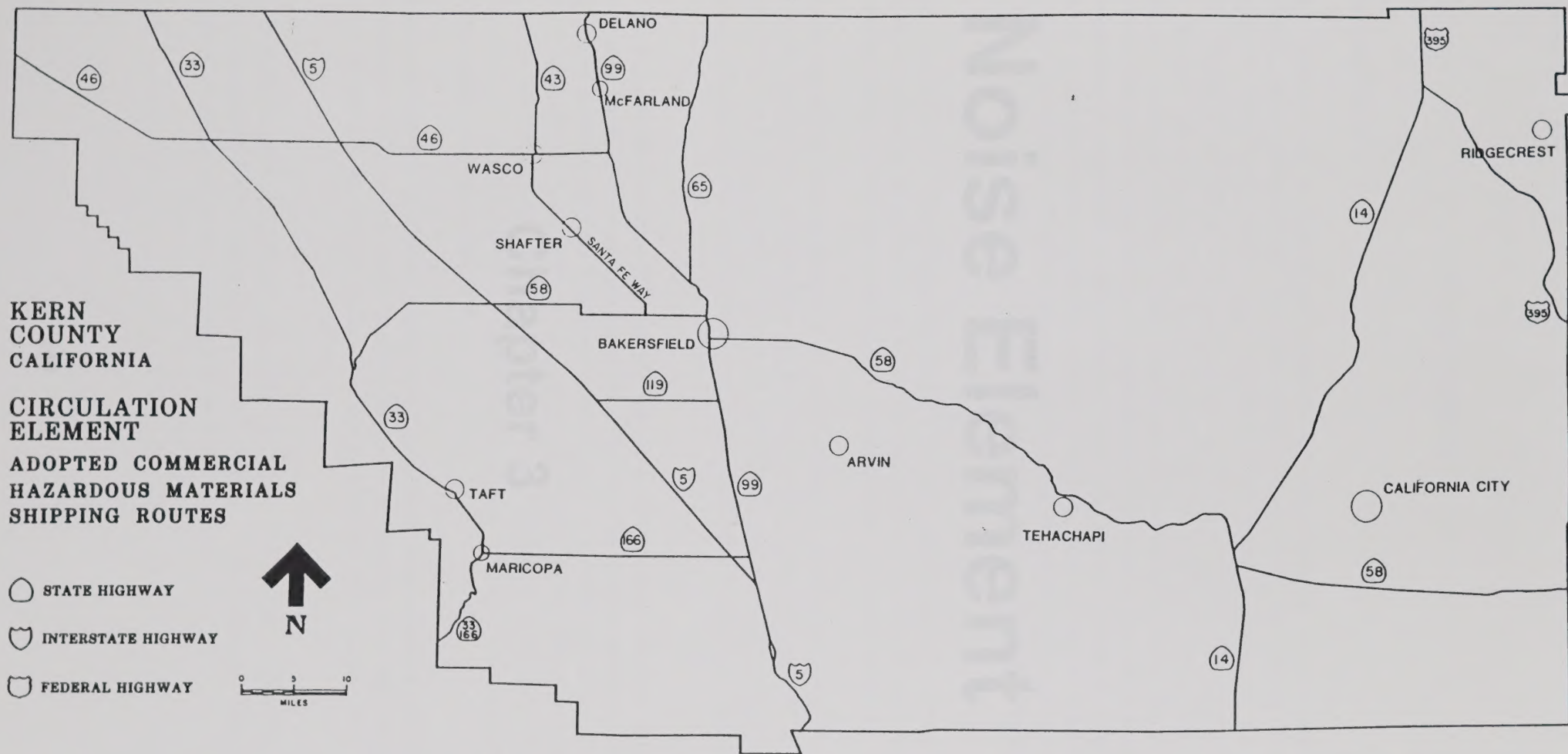
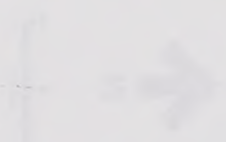


Figure 11



NORTH CAROLINA
ATLANTIC SEABOARD
WESTERN PIEDMONT
SECTION 14

3.1 INTRODUCTION

The Noise Element is a mandatory element of the General Plan (California Government Code Section 65301 (c)). This state, recognizing the effects of noise upon people's health and well-being, required that local jurisdictions prepare elements of policy addressing noise, standards regarding noise and noise sources, establish sound maximum noise levels, and develop to land use categories, set standards for noise levels on their major roads, facilities and facilities, and provide a program for implementation of noise control measures. Noise Elements are prepared in accordance with Guidelines for the Preparation and Content of Noise Elements of the General Plan published by the California Office of Planning and Research in 1979. This element is found in Appendix B of the General Plan.

Noise Element

The major purpose of the Noise Element is to: (1) establish reasonable standards for maximum desired noise levels in Fair Oaks; and (2) develop an implementation program which will effectively deal with the noise problem.

Considerable research has been done in determining the effects of various sound pressure levels on human health and on the satisfactory performance of various human activities. It is known that sounds of 120 dBS and higher will cause ear pain in most people; much lower levels may have permanent adverse effects on hearing.

The highest standards for industrial safety require the removal of noise sources may be exposed to sound levels above 90 dBS(A). The level was selected on the assumption that inability to hear or hear unclear sounds is a hazard to safety and speech communication. The noise level of 90 dBS(A) is considered to be the level at which an adverse effect on hearing may occur. The noise level of 90 dBS(A) is the level at which a hearing aid is necessary for everyday hearing activities.

Chapter 3

It is desirable to control ambient noise level to reduce the adverse effects of noise. Ambient noise is the sound-producing noise associated with a given environment; it usually is a composite of sound from many sources, near and far.

The U.S. Environmental Protection Agency and the California Department of Health have suggested standards for ambient noise. These suggestions have been used in developing noise standards in this County.

Noise Element

Chapter 3

3. NOISE ELEMENT

3.1 INTRODUCTION

The Noise Element is a mandatory element of the General Plan (California Government Code Section 65302 (f)). The State, recognizing the effects of noise upon people's health and well being, required that local jurisdictions prepare statements of policy indicating their intentions regarding noise and noise sources, establish desired maximum noise levels according to land use categories, set standards for noise emission from transportation facilities and fixed-point sources, and prepare a program for implementation of noise control measures. Noise Elements are prepared in accordance with Guidelines for the Preparation and Content of Noise Elements of the General Plan published by the California Office of Noise Control in 1976. Those Guidelines are found in Appendix A of the General Plan Guidelines prepared by the State Office of Planning and Research (OPR).

The major purpose of the Noise Element is to: (1) establish reasonable standards for maximum desired noise levels in Kern County, and; (2) develop an implementation program which could effectively deal with the noise problem.

Considerable research has been done to determine the effects of various sound pressure levels on human health and on the successful performance of various human activities. It is known that noises of 120 dB(A) and higher will cause ear pain in most people; much lower levels may have permanent adverse effects on hearing.

The federal standards for industrial safety regulate the amount of time workers may be exposed to sound levels above 90 dB(A). This level was selected on the assumption that inability to hear at frequencies above 2,000 Hz is unimportant to speech communication. Tests show, however, that hearing loss of this extent will have an adverse effect on hearing low-level conversation and on hearing ordinary speech in the presence of background noise levels which commonly occur in everyday listening conditions.

It is desirable to control ambient noise level to reduce the adverse effects of noise. Ambient noise is the all-encompassing noise associated with a given environment; it usually is a composite of sounds from many sources, near and far.

The U.S. Environmental Protection Agency and the California Department of Health have suggested standards for ambient noise. These suggestions have been utilized in developing noise standards in Kern County.

Of primary importance in controlling noise in Kern County is protection of the public health, particularly insuring against hearing loss resulting from community noise. Next in importance is minimization of adverse effects of noise on the economic well-being of the community, and third, minimization of annoyance caused by noise.

Good land use planning should be employed to insure that the quality of the noise environment in Kern County does not deteriorate, and whenever practical be improved. Where noise sensitive uses are proposed, appropriate noise control measures shall be required as a condition of approval for discretionary projects. Measures to control the quality of the noise environment could include architectural design to reduce noise impact, acoustical insulation of exterior walls and construction of sound barriers.

The following major noise sources were considered in the preparation of the Noise Element:

- Highways and freeways
- Primary arterial and major local streets
- Railroad operations
- Aircraft and airport operations
- Local industrial facilities
- Other stationary sources

Railroad noise, although louder than highway noise, generally affects smaller areas. Railroad yards and rail alignments adjacent to residential areas should have noise barriers. Acoustical noise barriers could reduce existing rail noise up to 20 dB (A).

Little can be done to control airport noise. Through Federal standards more rigid noise controls are being required on aircraft. By adjusting the times of arrival and departure, flight patterns, and the time of day that high noise levels occur, noise levels from airports can be made more tolerable.

Noise contours have been prepared for all airports in the County, major railroad and highways within urban areas. Airport noise contours should be used to determine where noise insulation might be required and are located in the Airport Land Use Compatibility Plan (ALUCP). Any new airport or airport extension will be required to provide estimates of noise impact in conjunction with the required Master Plan updates to the ALUCP. The highway noise contours are contained in Appendix G. Noise contours for Interstate 5; State Route 14, 33, 43, 58, 99, 119, 155, 166, 178, 184, 202, 204, 223, and 395 are shown in Appendix G. Noise contours for the AT & SF Railroad, Southern Pacific Railroad, and Sunset Railroad are shown in Appendix G. The highway and railroad contours are not intended to provide distinct boundaries between noise levels, but as approximations of noise levels that can serve as the basis for further studies. As

these studies are completed, noise treatment may be needed to compensate for higher noise levels.

The following noise sensitive land uses have been identified in the County:

- Residential areas
- Schools
- Convalescent and acute care hospitals
- Parks and recreational areas
- Churches

Goals

- 1) Ensure the residents of Kern County are protected from excessive noise and that moderate levels of noise are maintained.
- 2) Protect the economic base of Kern County by preserving the environment of incompatible land uses that create noise-producing activities, industries, minerals, minerals, minerals, and gas extraction, and other sources.

Policies

- 1) Permit discretionary industrial, commercial, or other noise-generating land use projects be compatible with nearby noise-sensitive land uses.
- 2) Require noise-level criteria applied to all categories of land uses to be consistent with the recommendations of the California Division of Occupational Safety and Health (COSH).
- 3) Encourage vegetation and landscaping along highways and adjacent to other noise sources in order to increase absorption of noise.
- 4) Urge good land use planning practices to reduce conflicts related to noise emissions.
- 5) Prohibit new noise-sensitive land uses in noise-impacted areas unless effective mitigation measures are incorporated into the project design. Such mitigation shall be designed to reduce noise to the following levels:
 - a) 65 dBA in outdoor activity areas;
 - b) 55 dBA in bedrooms during sleeping hours; and
 - c) 45 dBA in bedrooms during sleeping hours.

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3.2 NOISE SENSITIVE AREAS

The following noise sensitive land uses have been identified in the County:

- Residential areas
- Schools
- Convalescent and acute care hospitals
- Parks and recreational areas
- Churches

Goals

- 1) Ensure that residents of Kern County are protected from excessive noise and that moderate levels of noise are maintained.
- 2) Protect the economic base of Kern County by preventing the encroachment of incompatible land uses near known noise producing roadways, industries, railroads, airports, oil and gas extraction, and other sources.

Policies

- 1) Review discretionary industrial, commercial, or other noise-generating land use projects for compatibility with nearby noise-sensitive land uses.
- 2) Require noise level criteria applied to all categories of land uses to be consistent with the recommendations of the California Division of Occupational Safety and Health (DOSH).
- 3) Encourage vegetation and landscaping along roadways and adjacent to other noise sources in order to increase absorption of noise.
- 4) Utilize good land use planning principles to reduce conflicts related to noise emissions.
- 5) Prohibit new noise-sensitive land uses in noise-impacted areas unless effective mitigation measures are incorporated into the project design. Such mitigation shall be designed to reduce noise to the following levels:
 - a) 65 dB L_{dn} or less in outdoor activity areas;
 - b) 45 dB L_{dn} or less within interior living spaces or other noise sensitive interior spaces.

- 6) Ensure that new development in the vicinity of airports will be compatible with existing and projected airport noise levels as set forth in the ALUCP.
- 7) Employ the best available methods of noise control.
- 8) Enforce the State Noise Insulation Standards (California Administrative Code, Title 24) and Chapter 35 of the Uniform Building Code concerning the construction of new multiple-occupancy dwellings such as hotels, apartments, and condominiums.

Implementation Measures

The following are programs to be carried out by the Kern County to implement the goals and policies of the Noise Element.

- A) Utilize zoning regulations to assist in achieving noise-compatible land use patterns.
- B) Require proper acoustical treatment of transportation facilities, including highways, airports, and railroads.
- C) Review discretionary development plans, programs and proposals, including those initiated by both the public and private sectors, to ascertain and ensure their conformance to the policies outlined in this element.
- D) Review discretionary development plans for proposed residential or other noise sensitive land uses in noise-impacted areas to ensure their conformance with the noise standards of 65 dB L_{dn} or less in outdoor activity areas and 45 dB L_{dn} or less within interior living spaces.
- E) Review discretionary development plans to ensure compatibility with adopted Airport Land Use Compatibility Plans.
- F) Require proposed commercial and industrial uses or operations to be designed or arranged so that they will not subject residential or other noise sensitive land uses to exterior noise levels in excess of 65 dB L_{dn} and interior noise levels in excess of 45 dB L_{dn} .
- G) At the time of any discretionary approval, such as a request for a General Plan Amendment, zone change or subdivision, the developer may be required to submit an acoustical report indicating the means by which the developer proposes to comply with the noise standards. The acoustical report shall:
 - a) Be the responsibility of the applicant.

- b) Be prepared by a qualified acoustical consultant experienced in the fields of environmental noise assessment and architectural acoustics.
 - c) Be subject to the review and approval of the Kern County Planning Department and the Environmental Health Services Department. All recommendations therein shall be complied with prior to final approval of the project.
- H) Encourage cooperation between the County and the incorporated cities within the County to control noise.
- I) Noise analyses shall include recommended mitigation, if required, and shall:
- a) Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions.
 - b) Include estimated noise levels for existing and projected future (10 – 20 years hence) conditions, with a comparison made to the adopted policies of the Noise Element.
 - c) Include recommendations for appropriate mitigation to achieve compliance with the adopted policies and standards of the Noise Element.
 - d) Include estimates of noise exposure after the prescribed mitigation measures have been implemented. If compliance with the adopted standards and policies of the Noise Element will not be achieved, a rationale for acceptance of the project must be provided.
- J) Develop implementation procedures to ensure that requirements imposed pursuant to the findings of an acoustical analysis are conducted as part of the project permitting process.

Chapter 4

1. The purpose of this study is to determine the effect of the proposed changes on the County's revenue and to determine if the proposed changes are feasible.

2. The subject of the study is the revenue and expenses of the County's Planning Department and the County's General Fund. The study will be conducted in the County's Planning Department and the County's General Fund. The study will be conducted in the County's Planning Department and the County's General Fund.

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Safety Element

Chapter 4

Safety Element

Chapter 4

4. SAFETY ELEMENT

4.1 INTRODUCTION

Section 65302 (g) of the California Government Code requires:

A safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction and other seismic hazards identified pursuant to Chapter 7.8 (commencing with Section 2690) of the Public Resources Codes, and other geologic hazards known to legislative body; flooding; and wildland and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peak load water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards. Prior to the periodic review of its general plan and prior to preparing or revising its safety element, each city and County shall consult the California Geological Survey and the Office of Emergency Services for the purpose of including information known by and available to the department and the office required by this subdivision.

Assumptions

Certain assumptions must be made in the preparation of this element to form a basis for projecting viable policy statements and recommendations. The following assumptions have been made:

- The regulation of land uses will remain under local supervision, legislation, and enforcement, although certain federal and State policies and programs may require compliance.
- As currently projected, the population of Kern County will continue to increase at a gradual rate.
- Agricultural use will continue under the provisions of the California Land Conservation Act of 1965, as amended.
- The percentage of the total population living in urbanized areas will continue to increase.

Issues

- Intermittent tule fog and dust storms are safety hazards in Kern County.

- The control of the production, usage, transportation, and disposal of hazardous substances, is a matter of both Statewide and local concern.
- Many buildings in the County could suffer severe damage or collapse in the event of an earthquake that produces moderate-to-strong ground shaking.
- Effective implementation of seismic policies will reduce the magnitude of damage in an earthquake, but a variety of damage should still be expected.
- Remote areas of the County require secondary means of access points for evacuation in case of fire or other emergency.
- Growth projections within the County indicate a need for increased police and fire facilities and services.
- As a result of declining revenues, the burden of financing police, fire, and other emergency facilities and services has fallen increasingly upon local governments, requiring new and more cost effective methods of financing police, fire, and other emergency services.
- Provision of emergency services very often requires coordination between local, State, and federal agencies.
- Protection of the planning areas from flooding.
- Encroachment of development into floodplains.
- The County is susceptible to moderate-to-extreme ground shaking from a number of seismic sources.
- Various areas of the County may be subject to liquefaction during seismic event due to high groundwater
- Encroachment of development into areas used for oil and gas drilling and production

Goals

- 1) Minimize injuries and loss of life and reduce property damage.
- 2) Reduce economic and social disruption resulting from earthquakes, fire, flooding, and other geologic hazards by assuring the continuity of vital emergency public services and functions.

- 3) Assist in the allocation of public resources in Kern County to develop information regarding geologic, fire, and flood safety hazards and to develop a systematic approach toward the protection of public health, safety, and welfare from such hazards.
- 4) Create an awareness of the residents in Kern County through the dissemination of information about geologic, fire, and flood safety hazards.
- 5) Ensure the availability and effective response of emergency services following a catastrophic event.
- 6) Prepare the County for effective response to, and rapid beneficial recovery from the occurrence of a catastrophic event.
- 7) Ensure that adequate emergency services and facilities are available to the residents of Kern County through the coordination of planning and development of emergency facilities and services.
- 8) Reduce the public's exposure to fire, explosion, blowout, and other hazards associated with the accidental release of crude oil, natural gas, and hydrogen sulfide gas.

Implementation Measures

- A) As hazards develop, the staff shall advise the commission whether a Planning Commission or Board of Supervisors action could involve the establishment of a land use policy or ordinance in such matters.
- B) The Safety Element shall be reviewed and comprehensively revised every five years, or whenever a sufficiently new scientific evidence becomes available.
- C) The staff shall use studies for ground shaking, liquefaction, fault rupture potential, and other hazards in planning, zoning, and land use plans as background to the design process for critical facilities under County jurisdiction.
- D) Review seismic hazard data to major faults, structures, or systems in proximity to facilities.
- E) Maintain adequate contacts between staff and development through the use of the local District (Planning) or PE (Permitting) Element and incorporation of the Uniform Fire Code 7004.7C.

4.2 GENERAL POLICIES AND IMPLEMENTATION MEASURE, WHICH APPLY TO MORE THAN ONE SAFETY CONSTRAINT

Policies

- 1) That the County's program of identification, mapping, and evaluating the geologic, fire, flood safety hazard areas, and significant concentrations of hydrogen sulfide in oilfield areas, presently under way by various County departments, be continued.
- 2) Those hazardous areas, identified as unsuitable for human occupancy, are guided toward open space uses, such as agriculture, wildlife habitat, and limited recreation.
- 3) That the County government encourage public support of local, State, and federal research programs on geologic, fire, flood hazards, valley fever, plague, and other studies so that acceptable risk may be continually reevaluated and kept current with contemporary values.
- 4) The County shall encourage extra precautions be taken for the design of significant lifeline installations, such as highways, utilities, and petrochemical pipelines.

Implementation Measures

- A) All hazards (geologic, fire, and flood) should be considered whenever a Planning Commission or Board of Supervisor's action could involve the establishment of a land use activity susceptible to such hazards.
- B) The Safety Element should be reviewed and comprehensively revised every five years, or whenever substantially new scientific evidence becomes available.
- C) Require detailed site studies for ground shaking characteristics, liquefaction potential, dam failure inundation, flooding potential, and fault rupture potential as background to the design process for critical facilities under County discretionary approval.
- D) Require seismic review prior to major addition, renovation, or increase in occupancy of buildings.
- E) Maintain adequate setbacks between oil/gas wells and development through the use of the zone districts DI (Drilling Island) or PE (Petroleum Extraction) and implementation of the uniform Fire Code 7904.32.3

4.3 SEISMICALLY INDUCED SURFACE RUPTURE, GROUND SHAKING, AND GROUND FAILURE

- Surface Fault Rupture

Surface fault ruptures are designated on the maps in the Seismic Hazard Atlas (available through the County Engineering and Survey Services Department), as well as some faults that are not apparent at the surface. It must be recognized that some faults may not have been recognized, either because the evidence for detecting them has not been preserved or that there has not been sufficient work in the area to detect their presence. Several atlas maps have a special note to this effect in order to call the users' attention to this lack. It could be said that all maps need additional work because all surface and subsurface information has not been collected and/or analyzed. This statement of fact should not prevent the use of that information which is available. As new geological and geophysical data are collected and analyzed that are pertinent to this study, they should be added to the maps.

Known faults must be considered in planning and land use activities. The faults identified as active deserve special consideration. No structure should be built astride an active fault. Utilities that cross such faults, both underground and on the surface, must be designed to remain operable if at all possible after fault movement. The Seismic Hazard Atlas maps show the approximate location of these features. Building permit applications must identify the exact location of proposed structures so that proper evaluation may be accomplished by the building official prior to the issuance of any permits.

- Ground Shaking

Kern County is located in one of the more seismically active areas of California and may, at any time, be subject to moderate-to-severe ground shaking. This hazard exists because elastic strains that accumulate deep within the earth become so great that the rock can no longer be contained. When this happens, movement along a fracture zone occurs, releasing enormous amounts of energy.

At any given location, the amount of the resulting shaking motion caused by the sudden movement depends to a large extent on local ground conditions – i.e., the degree of water saturation, etc. In some instances, the shock wave may actually increase in amplitude as it travels away from the source. It may cause greater damage as a location some distance from the actual rupture than at the point of surface displacement.

- Ground Failure

Small landslides are common in the County's mountain areas as loose material moves naturally down slope or fires have caused loss of soil-stabilizing

vegetative cover. In addition, many human activities tend to make the earth materials less stable and, thus, increase the chance of ground failure. Some of the natural nonseismic causes of ground instability are steam and lakeshore erosion, heavy rainfall, and poor quality natural materials. Human activities contribute to soil instability through grading of steep slopes or overloading them with artificial fill, by extensive irrigation, construction of impermeable surfaces, excessive groundwater withdrawal, and removal of stabilizing vegetation.

Policies

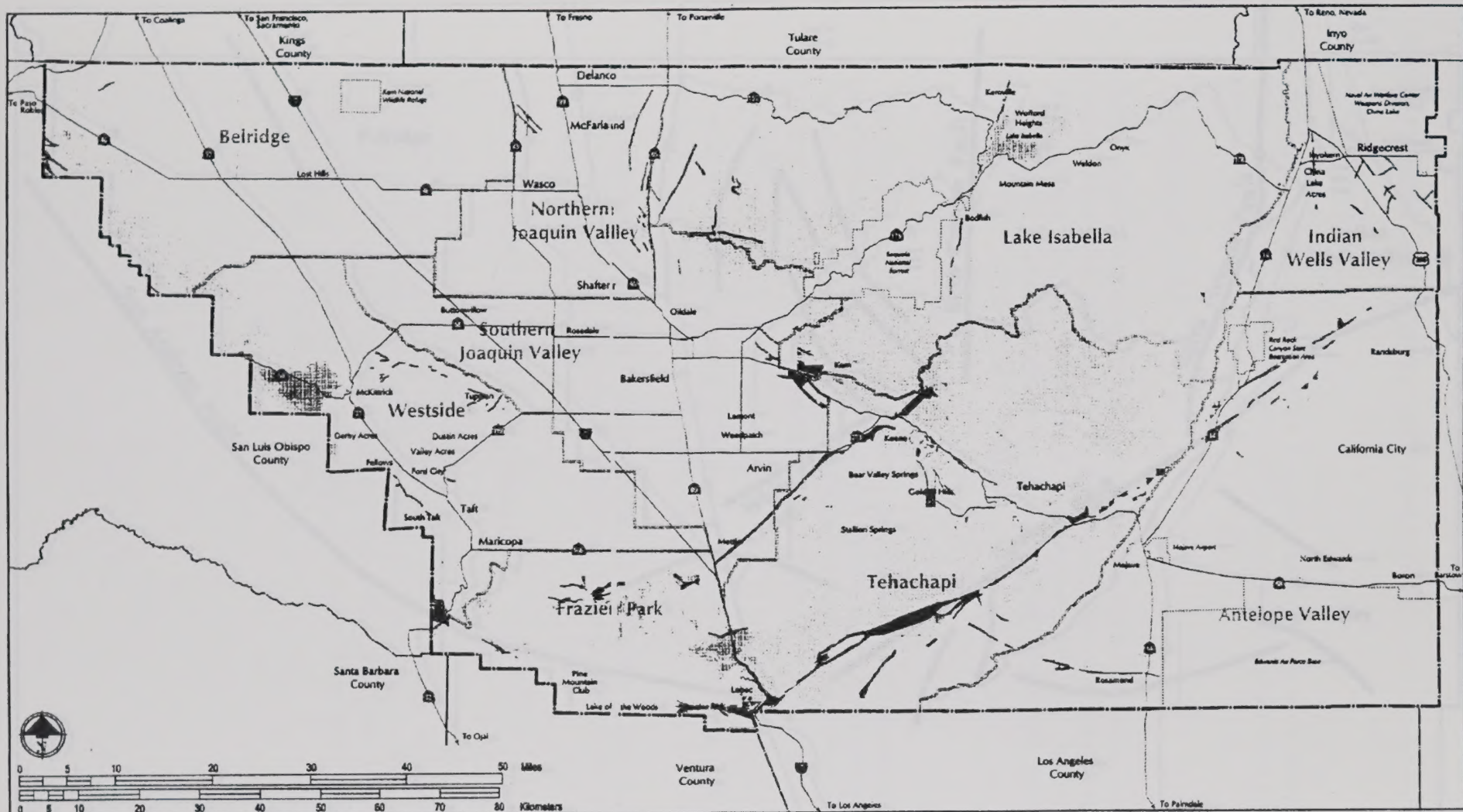
- 1) The County shall require development for human occupancy to be placed in a location away from an active earthquake fault in order to minimize safety concerns.

Implementation Measures

- A) Known geologic hazards within the area of a proposed subdivision should be referenced on the final subdivision map.
- B) Require geological and soils engineering investigations in identified significant geologic hazard areas in accordance with the Kern County Code of Building Regulations.
- C) The fault zones designated in the Kern County Seismic Hazard Atlas should be considered significant geologic hazard areas. Proper precautions should be instituted to reduce seismic hazard, whenever possible in accordance with State and County regulations.
- D) Detailed geologic investigations shall be conducted in conformance with guidelines of the California Geological Survey for all discretionary permits and construction designed for human occupancy in an Alquist-Priolo Earthquake Fault Zone.
- E) Revise building codes and zoning ordinances to prohibit construction of buildings for human occupancy within 50 foot of the trace of an active fault. For critical facilities, the setback should be at least 300 feet.
- F) Reflect the location of active faults in zoning and subdivision approvals, through low-density zoning designations, and through locations of lot lines and public ways to allow adequate flexibility in placement of buildings, such that active fault traces can be avoided.
- G) Route major lifeline components such as highways, utilities, petroleum or chemical pipelines around areas of high groundwater whenever possible. Where

they must cross an area of high groundwater, plans, and permits shall require design features to accommodate extensive ground rupture without prolonged disruption of an essential service or threat to health and safety.

- H) Require that plans and permits for installation of major lifeline components such as highways, utilities, petroleum or chemical pipelines to incorporate design features to accommodate potential fault movement in areas of active faults without prolonged disruption of essential service or threat to health and safety.
- I) Design significant lifeline installations, such as highways, utilities, and petrochemical pipelines which cross an active fault, to accommodate potential fault movement without prolonged disruption of essential service or creating threat to health and safety.
- J) Update the County's Seismic Hazard Atlas as necessary.
- K) Encourage and support local, State, and federal research programs for delineation of geologic and seismic hazards so that acceptable risk may be continually re-evaluated and kept current with state-of-the-art information and contemporary values.
- L) Require seismic review prior to major addition, renovation, or increase in occupancy of buildings.



Sources: Kern Council of Governments, CBA, Inc., 2001

Base Map Information

- Highways and arterials
- Kern County boundary
- County boundaries
- Regional Planning Area boundaries
- Regional Planning Area names

Seismic Hazards

- Seismic Hazards (2.1)
- Seismic Hazards (2.1-4.4)

Landslides

- Landslides (2.2)

Steep Slopes

- Steep Slopes (2.4)

Overlay Constraints: Seismic, Landslides, and Steep Slope Hazards

Figure 12

Map of the State of Texas

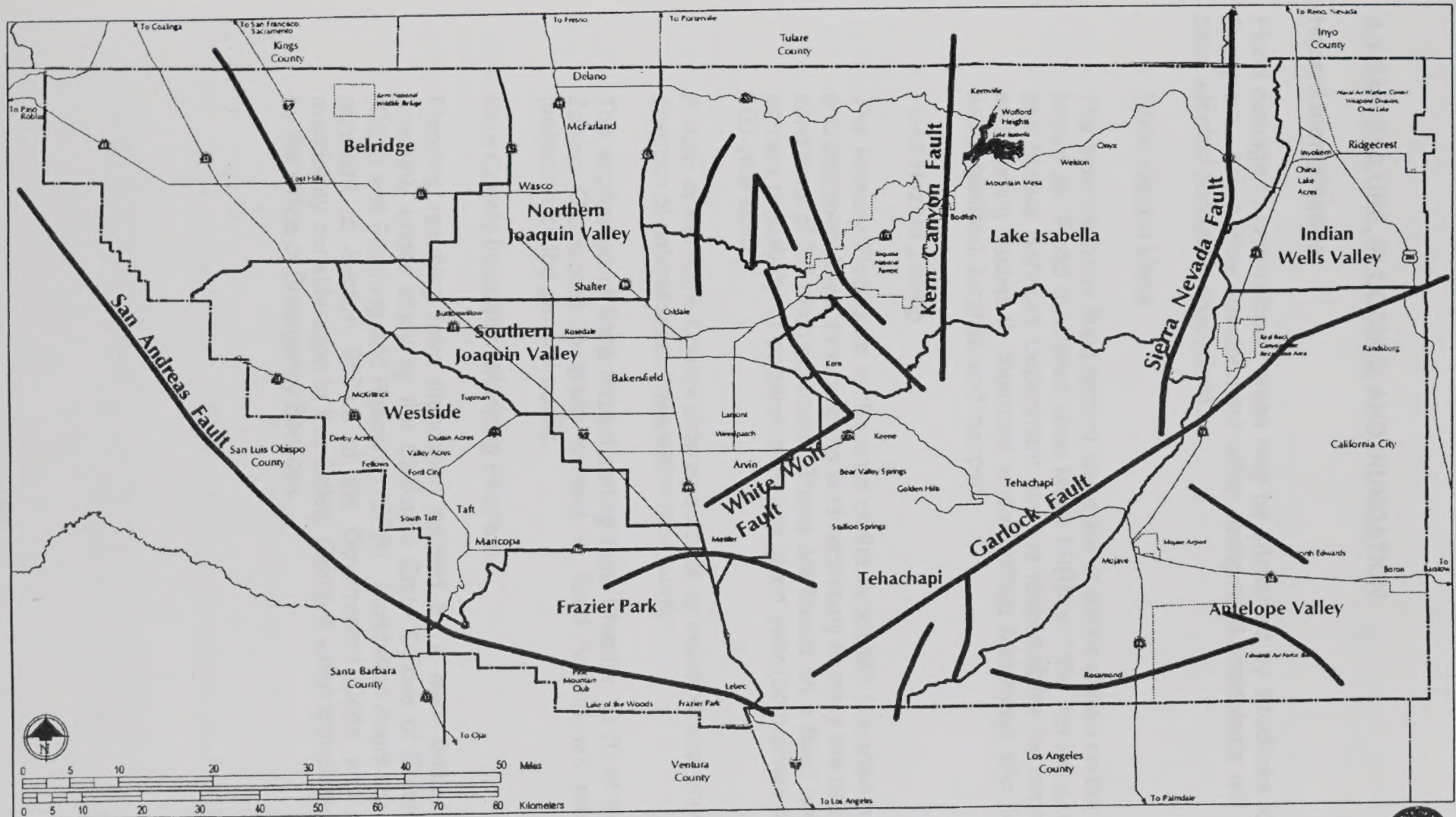


Scale: 1 inch = 100 miles

Legend:
 - County boundaries
 - Major cities
 - State boundaries

Source: U.S. Census Bureau

1950



Sources: Kern County

Base Map Information

-  Highways and arterials
-  Kern County boundary
-  County boundaries
-  Regional Planning Area boundaries

Westside Regional Planning Area names

 Earthquake Faults



Earthquake Faults

Figure 13

4.4 DAM FAILURE, FLOODING, AND INUNDATION

Hazard Identification

Flood damage to undeveloped areas may be intensified by structures located within a floodplain. Any further development within recognized floodplains will be required to pass adopted floodplain regulations.

- Flood Hazard Maps

The most intensive flood hazard areas are or will be shown on documented maps known as "Flood Insurance Rate Maps (FIRM's)," the Kern County Engineering and Survey Services Department has the responsibility for conducting specific engineering studies to determine where definite waterways and floodplains have been identified, located, and mapped.

- Flood Hazard Zoning

The Primary Floodplain is the area of the floodplain bounded by the floodway encroachment lines, including the land necessary to carry the design flood under conditions of full encroachment. These are based on a flood which has a one-percent probability of occurrence in any given year (sometimes referred to as a 100-year storm).

A map of the Kern County Drainage Areas is included and shows the general direction of natural water flows within the County.

The application of flood hazard zoning (see Chapter 19.70 of the Kern County Zoning Ordinance) to areas subject to flood hazard will provide improved protection for the general public.

- Kern County Inundation Mapping Program

Flooding resulting from inundation caused by a dam and/or dike failure is presently under study by the California State Offices of Emergency Services (OES) and Planning and Research (OPR). Inundation maps are being prepared pursuant to Section 8589.5 of the Government Code and will become a mandatory consideration in this Safety Element when completed and approved by the Office of Emergency Services.

The following dams and dikes are included in the Kern County inundation mapping program.

Isabella Lake Dam, Brite Valley Dam, and Haiwee Reservoir

Inundation maps can be found in the Kern County Flood Evacuation Plan for the County and Greater Bakersfield Area.

- Flood

Floods that are induced by seismic activity may be of significance in areas where earth movement causes failure of dams, canal banks, or where landslides block drainage channels, streams, and/or rivers.

Policies

- 1) Design discretionary critical facilities located within the potential inundation area for dam failure in order to mitigate the effects of inundation on the facility; promote orderly shutdown and evacuation (as appropriate); and prevent on-site hazards from affecting building occupants and the surrounding communities in the event of dam failure.
- 2) Design discretionary critical facilities in the potential dam inundation area used for the storage, or use of hazardous materials to prevent on-site hazards from affecting surrounding communities in the event of inundation.
- 3) Require emergency response plans for the planning area to include specific procedures for the sequential and orderly evacuation of the potential dam inundation area.
- 4) Encourage critical and high occupancy facilities as well as facilities for the elderly, handicapped, and other special care occupants, located in the potential inundation area below the dam to develop and maintain plans for the orderly evacuation of their occupants.

Implementation Measures

- A) Facilities used for the manufacture, storage, and use of hazardous materials shall comply with the Uniform Fire Code, with requirements for siting or design to prevent on-site hazards from affecting surrounding communities in the event of inundation.
- B) Discretionary critical facilities within potential inundation areas shall be designed to mitigate or prevent effects of inundation.

4.5 LANDSLIDES, SUBSIDENCE, SEICHE, AND LIQUEFACTION

Hazard Identification

- Landslides

Landslides have been shown on the maps in the Seismic Hazard Atlas. Additional landslide areas may subsequently be identified and should be added to these maps. Development in landslide areas is an unwise practice that imposes an unnecessary risk on life and property. The slide-prone area may have reached a state of equilibrium and become stable for a number of years; however, the factors that caused the original slide could reoccur and cause additional movement. Added moisture injected into the soil by water and sewer systems tends to be detrimental in unstable areas, thus increasing the probability of slides.

Landslide-prone areas can be identified with great accuracy by geologic studies and, when mapped in sufficient detail, can be used for reference in land use planning. The severity of landslide problems depends upon the local bedrock and soil conditions, including moisture content, slope, and vegetation.

Losses due to landslides can be almost totally eliminated by a combination of geologic investigations, engineering practice, use of hazard area zoning, and effective enforcement of the Zoning and Grading Ordinances.

- Land Subsidence

Land subsidence is occurring within the San Joaquin Valley (see Figure 16). This type of ground failure can be aggravated by ground shaking. It is most often caused by the withdrawal of large volumes of fluids from underground reservoirs, but it can also occur by the addition of surface water to certain types of soils (hydrocompaction).

Subsidence from any cause accelerates maintenance problems on roads, lined and unlined canals, and underground utilities. All new installations in areas suspected of subsidence should be engineered to withstand such subsidence. The usual remedial action is that of raising the water table by injecting water or by reducing groundwater pumpage. This increases the fluid pressure in the aquifer and, in most instances, subsidence decreases or stops after a period of time.

There are four types of subsidence occurring in Kern County.

Tectonic subsidence, a long-term, very slow sinking of the valley, which is significant only over a geologic time period.

Subsidence caused by the extraction of oil and gas. This type of subsidence is still too small to be of serious concern. The State Division of Oil, Gas, and Geothermal Resources monitors subsidence in oil and gas fields and regulates oil and gas withdrawal and repressurizing of the fields.

Subsidence caused by withdrawal of groundwater in quantities much larger than replacement can occur, causing a decline of the water level. This type of subsidence is of major concern and should be regulated and reduced, especially in urbanizing areas. This practice has lowered the ground level over a large area south of Bakersfield and in other areas of the County.

Subsidence caused by hydrocompaction of moisture – deficient alluvial deposits. This is a one time densification from collapse of the soil structure in near-surface strata where the rainfall or other moisture has not penetrated during a long period of time. Parts of the California Aqueduct were constructed through and over hydrocompactable deposit after compaction has occurred through ponding. The areas where hydrocompaction exists and suspect areas should be mapped, studied, and evaluated. Any development on these areas of damaging subsidence requires corrective measures.

- Clay Soils

Fine-grained, cohesive clay soils, that expand when moisture is added, tend to lose their ability to support foundations of structures. The weight of these structures squeezes the water-saturated clays laterally from under the foundations.

A soils report, prepared by a soils engineer, should be required for every new building permit in suspect areas. This report should be based upon adequate test borings, excavations, soil and chemical tests, approved by the Building Official, and should include recommendations for corrective measures when necessary.

The Building Official may waive the requirement for a soils report if he determines there is adequate information on the soil qualities of a particular lot available for review by the department.

- Liquefaction

Liquefaction can occur in certain types of soils that are associated with a shallow water table. It has been observed in many areas of the world that ground shaking produced by earthquakes tends to cause liquefaction to the extent that buildings have fallen over on their sides due to the lack of ground support. Some buildings designed to withstand earthquake shock waves, have been deemed inhabitable due to earthquake-triggered liquefaction. The building design was good except the foundation, which failed because liquefaction occurred during an

earthquake. The Department of Conservation has mapped liquefaction hazard areas in Los Angeles County. Near Rosamond, the liquefaction hazard is sited up to the Kern County boarder.

- Erosion

Erosion is the general process whereby the materials of the earth's crust are worn down, removed by weathering, and deposited in other places by water or air.

Losses due to erosion can be greatly reduced by a properly engineered design, construction, and effective enforcement of the ordinance relative to grading, landscaping, and drainage (Uniform Building Code).

Lakeshore erosion is a special problem involving wave action and can be practically eliminated by proper engineering, construction, and soil stabilization through vegetative cover.

Within urbanized areas, the major cause of erosion is from the continued need to remove sediment from drainage systems and basins.

Erosion induced by seismic activity occurs on gentle-to-steep slopes covered by loose sediments. Fissures, steep slopes, and offsets along a fracture zone may enhance seismically induced erosion. It could become a significant hazard in many areas of the County. The flood management program should provide protection against this type of geologic hazard.

- Seiche

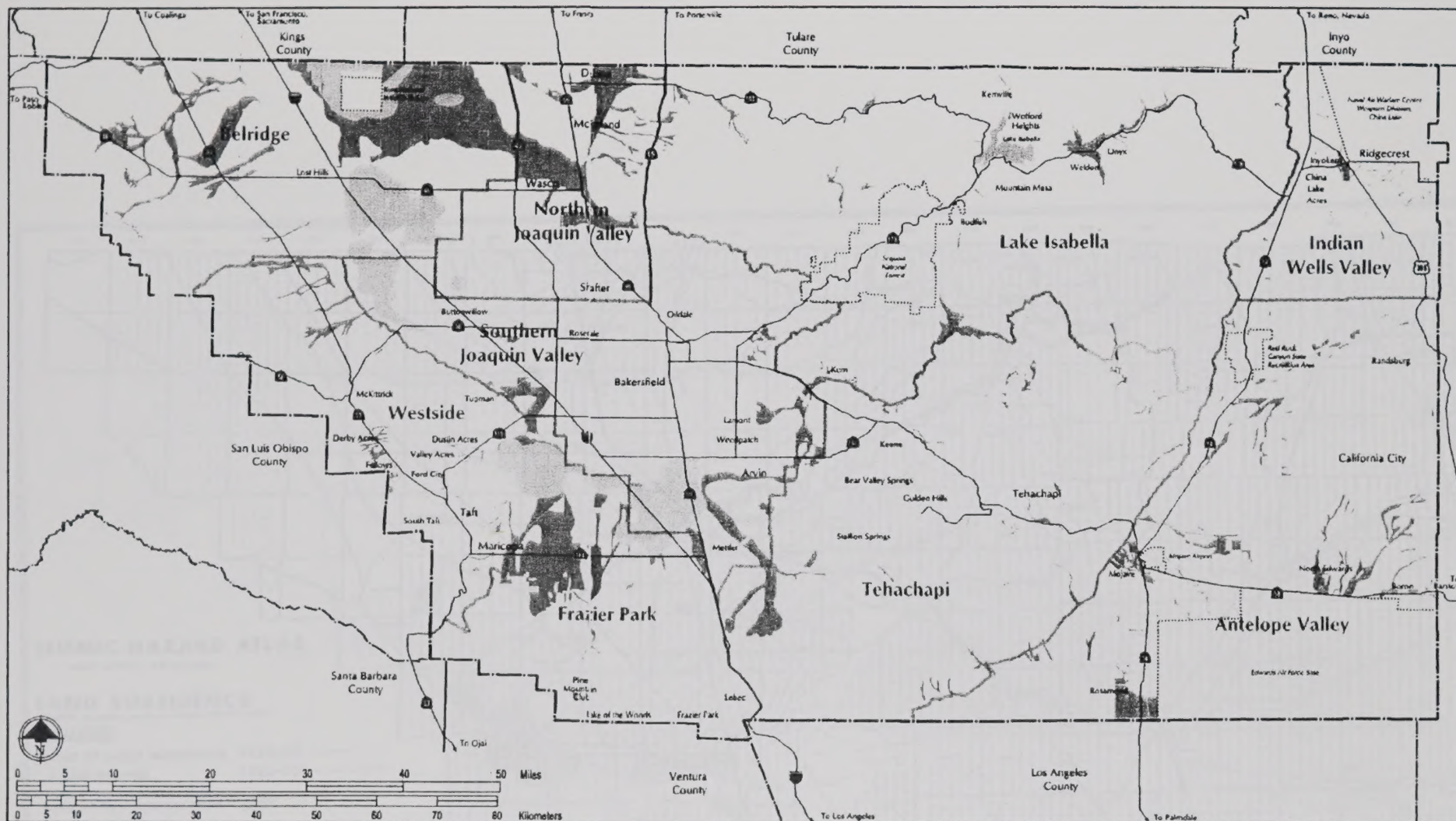
A seiche is a standing wave in an enclosed or partly enclosed body of water. Seiches are normally caused by earthquake activity, and can affect harbors, bays, lakes, rivers and canals. In the majority of instances, earthquake-induced seiches do not occur close to the epicenter of an earthquake, but hundreds of miles away. This is due to the fact that earthquake shock waves close to the epicenter consist of high-frequency vibrations, while those at much greater distances are of lower frequency, which can enhance the rhythmic movement in a body of water. The biggest seiches develop when the period of the ground shaking matches the frequency of oscillation of the water body, seiches create a "sloshing" effect on bodies of water. This effect can cause damage to anchored boats, piers and facilities close to the water. Secondary problems, including landslides and floods, are related to accelerated water movements and elevated water levels.

Policies

- 1) Determine the liquefaction potential at sites in areas of shallow groundwater (Map Code 2.3) prior to discretionary development and determine specific mitigation to be incorporated into the foundation design, as necessary, to prevent or reduce damage from liquefaction in an earthquake.
- 2) Route major lifeline installations around potential areas of liquefaction or otherwise protect them against significant damage from liquefaction in an earthquake.
- 3) Reduce potential for exposure of residential, commercial, and industrial development to hazards of landslide, land subsidence, liquefaction, and erosion.

Implementation Measures

- A) The need for buffer zones to protect residential and recreational areas around Lake Isabella from possible seiches in the event of a major earthquake should be investigated.
- B) Require liquefaction investigations in all areas of high groundwater potential and appropriate foundation design to mitigate potential damage to buildings on sites with liquefaction potential.
- C) Develop and maintain maps, at an appropriate scale, showing the location of all geologic hazards, including active faults, Alquist-Priolo Earthquake Fault Zones, 100-year flood hazard boundary, the extent of projected dam failure inundation and time arcs, depth of inundation, land subsidence, slope failure and earthquake-induced landslides, high groundwater, and liquefaction potential.
- D) Discretionary actions will be required to address and mitigate impacts from inundation, land subsidence, landslides, high groundwater areas, liquefaction and seismic events through the CEQA process.



Sources: Kern Council of Governments, CBA, Inc., 2001

Base Map Information

- Highways and arterials
- Kern County boundary
- County boundaries
- Regional Planning Area boundaries
- Regional Planning Area names

Flood Hazards

- Flood Hazards (2.5)

Note: Flood Hazards within the Metro Bakersfield areas are addressed separately through zoning overlays.

Shallow Ground Water

- Shallow Ground Water (2.3)



Overlay Constraints: Flooding and Shallow Ground Water

Figure 14

California
California State University
California State University
California State University



California State University
California State University
California State University
California State University

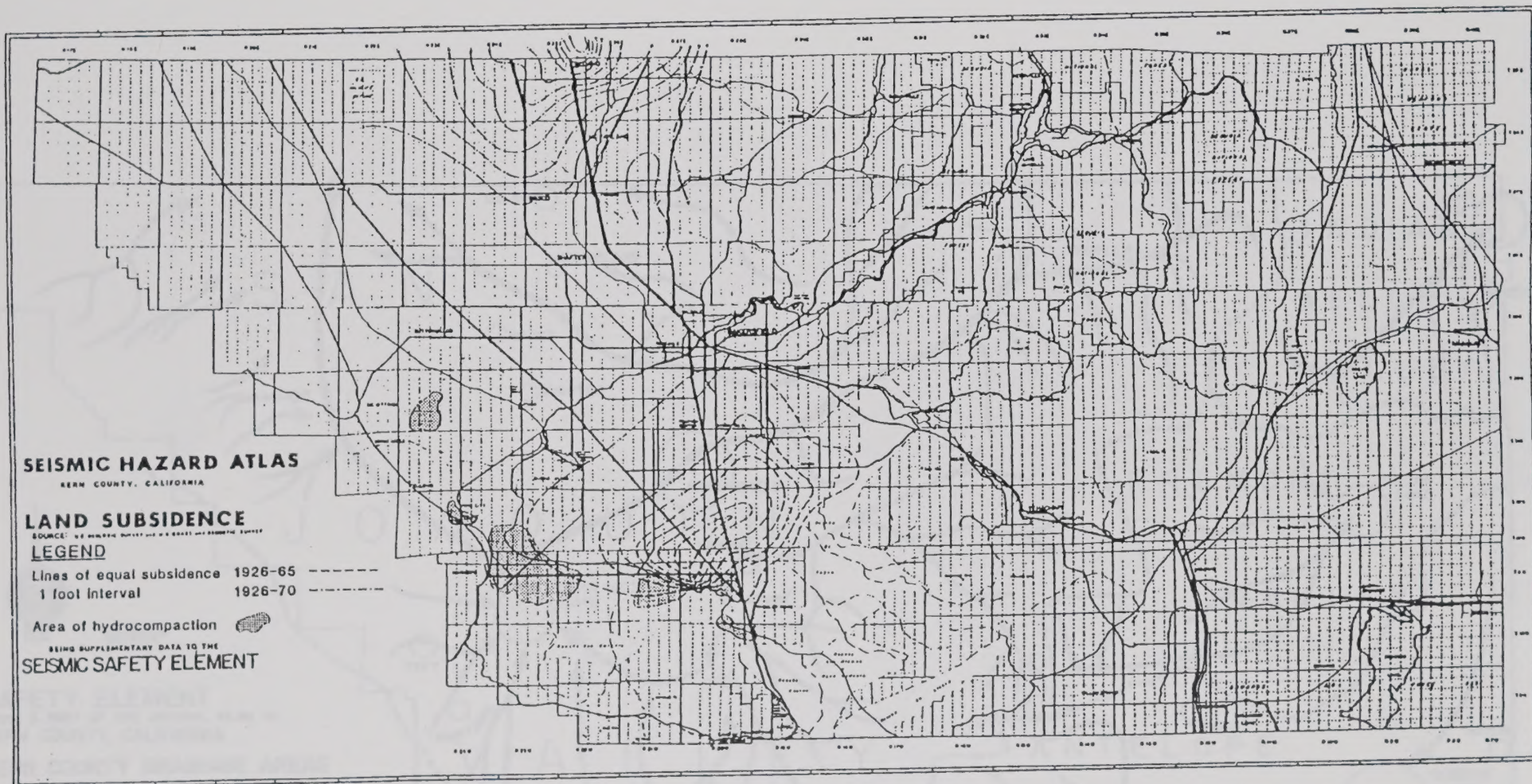
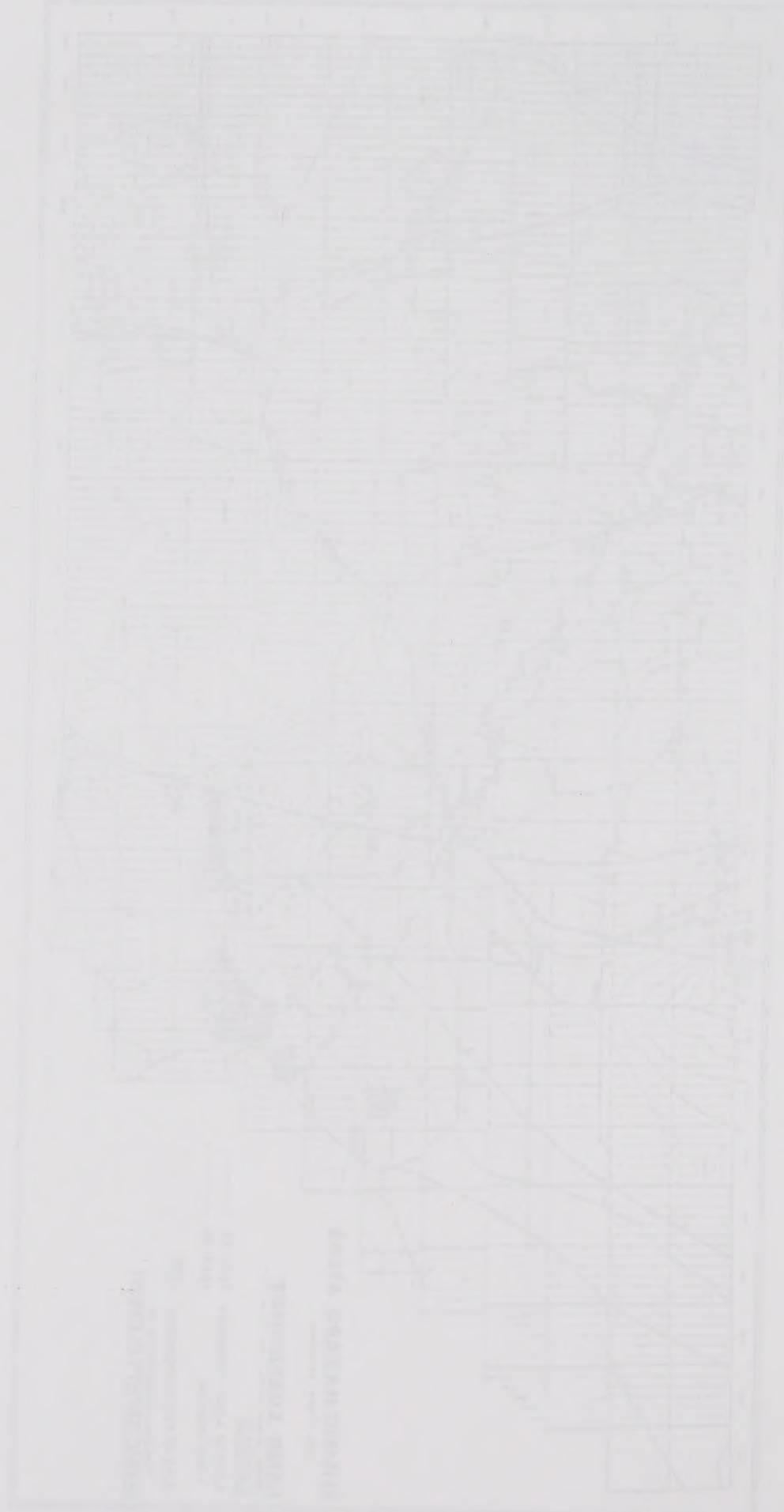


Figure 15



UNITED STATES PATENT OFFICE
WASHINGTON, D. C.
1900

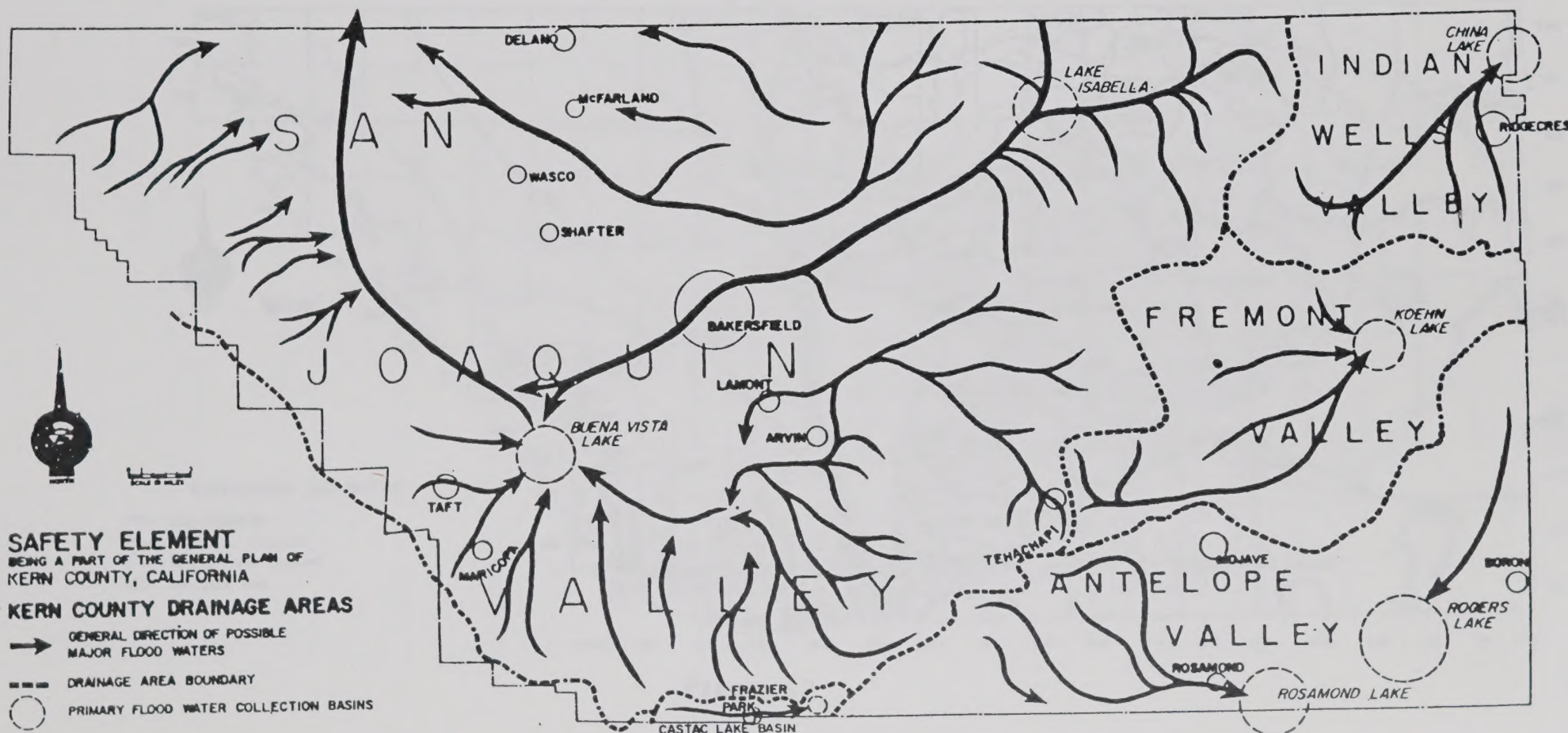


Figure 16

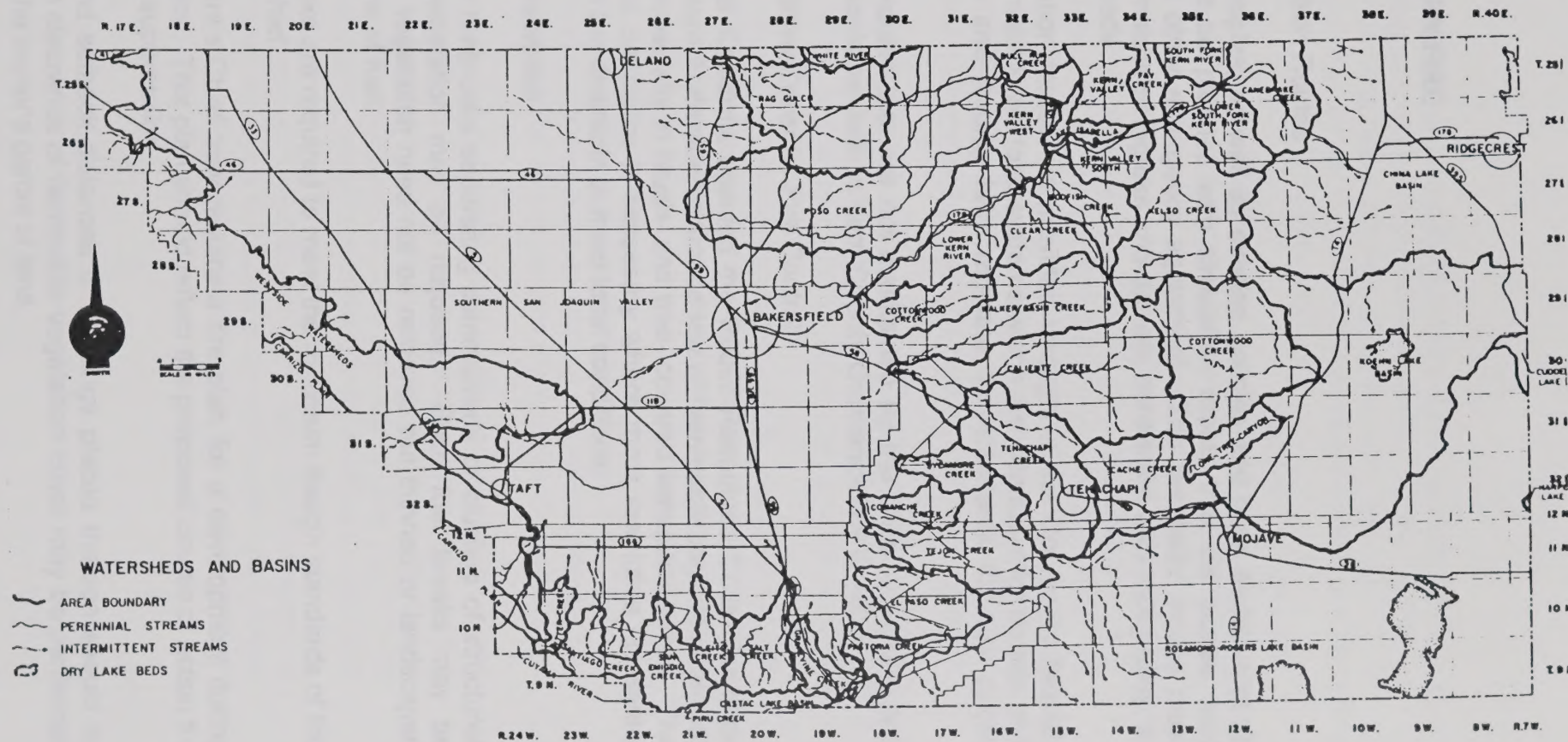
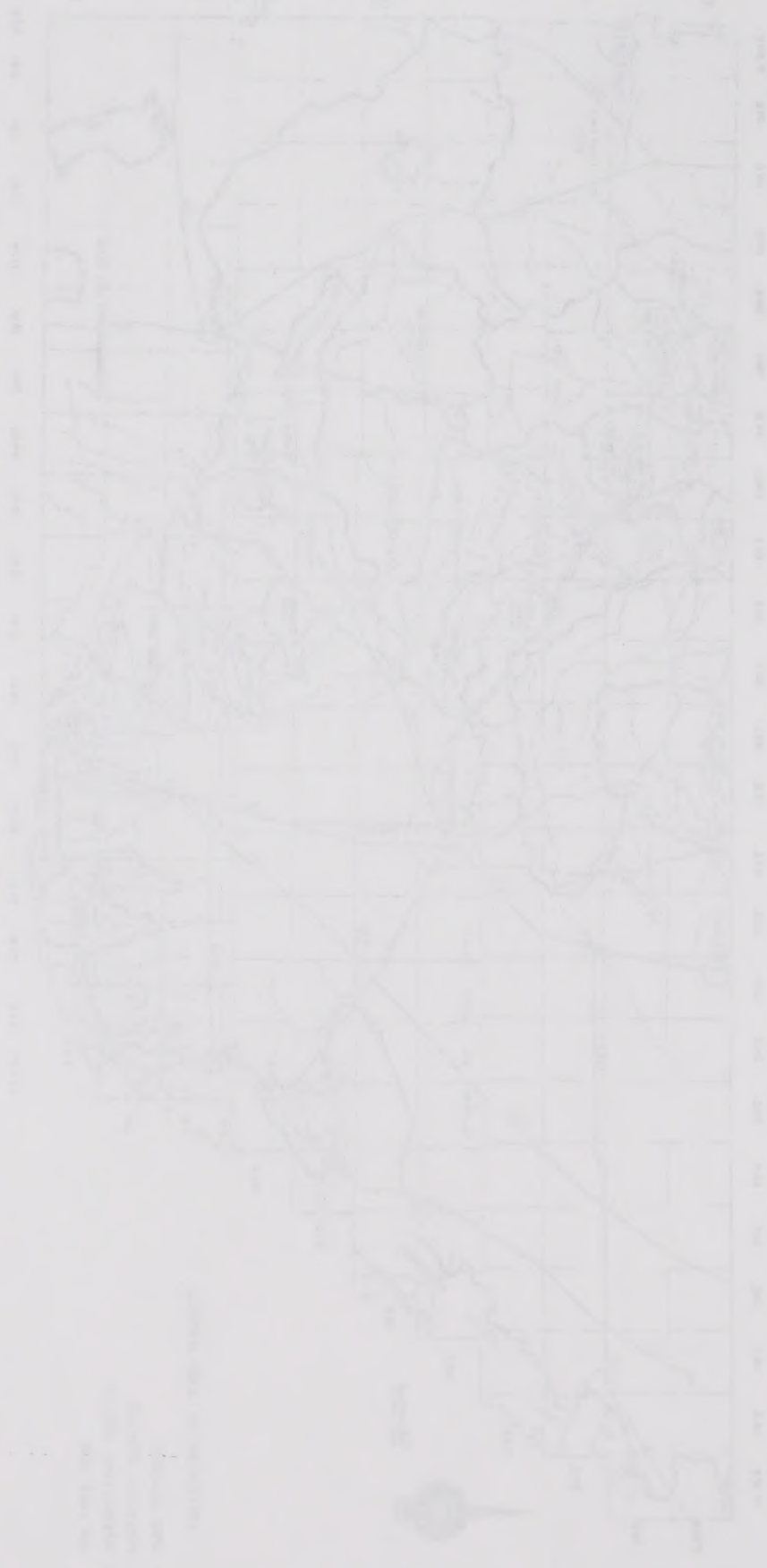


Figure 17

UNITED STATES



- 1. State boundaries
- 2. Major cities
- 3. Other features

4.6 WILDLAND AND URBAN FIRE

Hazard Identification

- Access and Evacuation Routes

Good planning principles, as well as existing policies and laws, dictate that all developments must be planned with circulation routes that will assure safe access for fire and other emergency equipment. The circulation routes must include secondary means of ingress and egress, consistent with topography, to meet emergency needs.

The general circulation routes are provided throughout the County by federal, State, and County-maintained road systems which are adequate for access and evacuation. State and County laws regulate the standards for new public circulation routes.

Private circulation routes that are not maintained by the State or County are subject to the standards set forth in Kern County Ordinance No. G-1832.

- Clearance of Vegetative Cover for Fire Control

In 1963 the State of California enacted the Public Resources Code clearance law. This is a minimum Statewide clearance law of flammable vegetative growth around structures, especially in brush- and tree- covered watershed areas. The enactment of a local ordinance is necessary where more restrictive fire safety clearance measures are desirable to meet local conditions.

- Fuel Breaks and Firebreaks

Fuel breaks and/or firebreaks separating communities or clusters of structures from the native vegetation may be required. Such fuel breaks may be "greenbelts," as all vegetation need not be removed but thinned or landscaped to reduce the volume of fuel.

All fuel and firebreaks are required to meet the minimum design standards of the Kern County Fire Chief.

The Fire Department's Chief may require a fire plan for a development during the critical fire season. This plan should reflect the proposed course of action for fire prevention and suppression.

The parcel size and setback distances of buildings placed thereon should be such that adequate clearance of flammable vegetation cover may be performed within the limits of the owner's parcel of land.

Should the owner of a property fail to apply the required firebreak clearance, following proper notice, the County may elect to clear the firebreak vegetation and make the expense of the clearing a lien against the property upon which the work was accomplished.

- **Hazardous Fire Area**

The Hazardous Fire Areas consists mainly of wildlands, which are mountain and hill land in an uncultivated, more or less natural state, covered with timber, wood, brush, and grasslands. This area includes some urban influence and agricultural use, such as exists around Isabella Lake and the Kern River, Woody/Glennville, Tehachapi/Cummings Valley, and Lebec/Frazier Park/Lake of the Woods.

The wildlands provide prime habitats for deer, mountain lions, bears, kit foxes, quail, chucker, wild turkeys, and condors. They also harbor fifteen identified and important rare botanic communities and vegetation associations.

The Kern County Hazardous Fire Area was established by an amendment to the Uniform Fire Code, Section 1.49H under Section 4016 of the Kern County Ordinance Code.

The boundaries of the Hazardous Fire Area are determined and publicly announced before the start of each annual "fire season" and is normally the period from April 15 to December 1 of each year, except when the Fire Chief extends this period.

The wildlands include valuable watersheds that must be preserved for receiving and passing water into surface streams and underground storage. Protection of the watersheds will prevent erosion and flood damages.

For the protection of our wildlands we must consider all factors which will aid in fulfilling the policy stated in the California Environmental Quality Act, Public Resources Code Section 21000 et seq., to "create and maintain conditions under which man and nature can exist in productive harmony to fulfill the social and economic requirements of present and future generations."

In implementing their Fire Prevention Program, Fire Department personnel periodically inspect the areas around all buildings for accumulations of flammable material and closure of openings of vacant buildings.

Policies

- 1) Require discretionary projects to assess impacts on emergency services and facilities.

- 2) The County will encourage the promotion of public education about fire safety at home and in the work place.
- 3) The County will encourage the promotion of fire prevention methods to reduce service protection costs and costs to taxpayers.
- 4) Ensure that new development of properties have sufficient access for emergency vehicles and for the evacuation of residents.
- 5) Require that all roads in wildland fire areas are well marked, and that homes have addresses prominently displayed.
- 6) All discretionary projects shall comply with the adopted Fire Code and the requirements of the Fire Department.

Implementation Measures

- A) Require that all development comply with the requirements of the Kern County Fire Department or other appropriate agency regarding access, fire flows, and fire protection facilities.
- B) The provision of an adequate water supply for fire fighting purposes should be encouraged for all housing areas where an inadequate supply now exists.

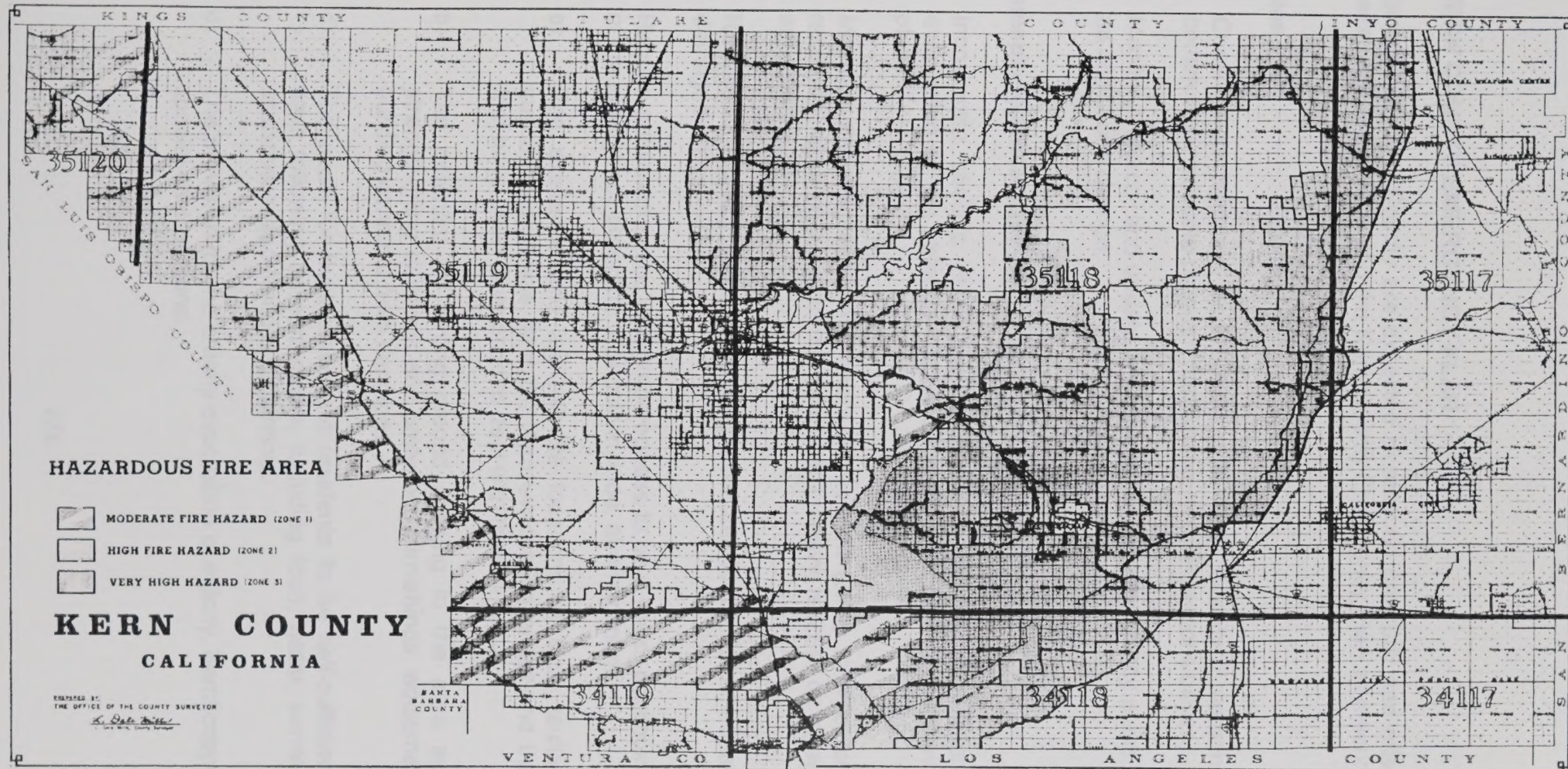


Figure 18



NEW YORK STATE
NEW JERSEY STATE
NEW YORK CITY

- ☐ NEW YORK STATE
- ☐ NEW JERSEY STATE
- ☐ NEW YORK CITY

NEW YORK STATE

4.7 KERN COUNTY EMERGENCY PLAN

All agencies of Kern County are expected to respond promptly and effectively to any foreseeable emergency, using the Kern County Emergency Plan as amended.

Policies

- 1) Continue to maintain and update the Kern County Emergency Plan and continuously educate program participants of their responsibilities.
- 2) Monitor, enforce, and update, as appropriate, all emergency plans as needs and as conditions change.

Implementation Measures

- A) Incorporate specific plans and procedures for the sequential and orderly evacuation of the potential dam inundation area into Kern County emergency plans.
- B) Maintain an effective Joint Powers Agreement (JPA) for fire, police, medical response, emergency morgue, mass care, heavy rescue, or other functions as appropriate.
- C) Require emergency plans to include procedures for traffic control and security of damaged areas.
- D) Require public education and preparedness to be a major continuing component of the emergency program. It should include, at a minimum:
 - a) The existence and approximate locations of local faults, liquefaction susceptibility areas, and the dam evacuation areas and the procedures that have been developed to deal with them.
 - b) The potential for strong ground shaking in the area and means of strengthening buildings and protecting furnishings, equipment, and other building contents from damage.
 - c) The need for businesses and residents to be self-sufficient for several days following an earthquake, including food, water, sanitation, medical assistance, and limited fire fighting.
 - d) The provision for the orderly evacuation of elderly, handicapped, and other special-care persons.

- e) The steps residents and businesses should take to help themselves before, during, and after earthquakes.

4.8 CRITICAL FACILITIES AND HAZARDOUS BUILDINGS

Hazard Identification

The public should have explicit notice of structurally hazardous buildings. This could be accomplished by requiring all potentially dangerous structures to have signs posted indicating that their seismic safety is suspect.

Generally, existing substandard structures of all types and materials pose the greatest hazard to the community. Special consideration is given to unsafe buildings in the Kern County Ordinance Code, including the Uniform Building, Housing, Fire, and other Codes adopted by reference.

Any building declared an unsafe building under the Kern County Ordinance Code is required to be either repaired in accordance with the current edition of the regulations or demolished at the option of the building owner.

The Kern County Building Official is authorized to enforce these ordinance code provisions with the exception of residential buildings, used or intended to be used for human habitation, which are subject to abatement under the requirements of the Kern County Health Officer.

Although new residential buildings are constructed to code regulations and inspected before occupancy, many older residential structures no longer conform to the code regulations. Kern County, like most counties in the United States, has no program requiring periodic inspection of existing residential buildings for the purpose of upgrading to code requirements.

Inspections of residential buildings showing obvious deteriorations, and in cases where complaints have been received, are presently made by Building and Health Department personnel.

Buildings and other structures indispensable to emergency services, disaster control, and refuge should remain operational during any major disaster and should be designed, located, and constructed accordingly.

Policies

- 1) That buildings and other structures indispensable to emergency services, including hospitals, law enforcement stations, fire stations, communication control stations, and other facilities of disaster control and refuge (e.g. schools) remain operational during any major disaster and be designed, located, and constructed accordingly.

- 2) That there should be an awareness of the hazards that exist in many of the older structures in Kern County. To reduce the total risk to life and property, there should be encouragement to rehabilitate substandard structures to meet the requirements set forth in adopted codes.
- 3) Require that the siting and development of critical facilities under discretionary approval be supported by documentation thorough hazard investigations relating to site selections, preconstruction site investigations, and application of the most current professional standards for seismic design.
- 4) The location of all critical facilities should be cataloged and mapped.
- 5) Incorporate planning for incidents affecting critical facilities into contingency plans for disaster response and recovery.
- 6) The County shall ensure the inventory, periodic inspection, and adoption of high seismic standards for potentially hazardous buildings.

Implementation Measures

- A) A listing should be prepared and kept current, identifying all "critical facilities" and "critical structures" throughout the County. All "such facilities and structures" should then be reviewed for safety and, if necessary, be brought up to improved safety levels equal to that now required for schools and hospitals.
- B) A building strong-motion instrumentation program should be instituted for buildings over six stories in height with an aggregate floor area of 60,000 square feet or more and for every building over ten stories in height regardless of floor area.
- C) An inspection program of masonry structures that are not reinforced should be initiated to determine whether such buildings create an unacceptable hazardous situation. Consideration should then be given for initiating hazard abatement proceedings against masonry structures that are not reinforced and found to be unsafe.
- D) An inspection program identify hazardous buildings should be initiated. Once a hazardous building has been identified, enlargement thereof, except as necessary to make the structure safer, should not be permitted.
- E) Techniques by which dynamic analysis of structures can be performed by computers have been developed. In the future, use of such techniques should be studied to determine whether these techniques could be incorporated in those portions of the County code regulating construction.

- F) Amend County building and zoning ordinances to incorporate specific standards for siting and seismic design of critical facilities.
- G) Review existing critical facilities for any significant siting, design, or construction problems that would make them vulnerable in an earthquake. Findings shall be incorporated into emergency operations plans as well as addressed in longer-term programs of facilities upgrading or relocation.
- H) Concrete tilt up and concrete frame buildings built before enactment of the current seismic codes should be required to meet basic seismic standards before a change in use or occupancy level is approved or when significant alteration or repair is proposed.
- I) Detailed geologic investigations shall be conducted in conformance with guidelines of the California Geological Survey for all construction designed for human occupancy in an Alquist-Priolo Earthquake Fault Zone.
- J) Revise the building codes and the Zoning Ordinance to prohibit construction of buildings for human occupancy within 50 feet of the trace of an active fault. For critical facilities, the setback should be at least 300 feet.
- K) Reflect the location of active faults in zoning and subdivision approvals, through low-density zoning designations, and through locations of lot lines and public ways to allow adequate flexibility in placement of buildings such that active fault traces can be avoided.
- L) Require that plans and permits for installation of major lifeline components such as highways, utilities, and petroleum or chemical pipelines to incorporate design features to accommodate potential fault movement in areas of active faults without prolonged disruption of essential service or threat to health and safety.
- M) Require preparation and maintenance of a map showing all critical facilities within the planning area.
- N) Develop procedures for the discretionary review of critical facilities proposed in an area of potential dam inundation. Approvals shall include requirements that emergency shut down, facility evacuation plans be developed, maintained, and exercised for each facility, and the potential effects of inundation on critical facility functions, the safety of occupants, and the community in general are addressed.

4.9 HAZARDOUS MATERIALS

Policies

- 1) The proposed siting or expansion of hazardous waste facilities will be in conformance with the adopted Kern County and Incorporated Cities Hazardous Waste Management Plan.
- 2) Innovative technologies to manage hazardous waste streams generated in Kern County will be encouraged.

Implementation Measures

- A) Facilities used to manufacture, store, and use of hazardous materials shall comply with the Uniform Fire Code, with requirements for siting or design to prevent on-site hazards from affecting surrounding communities in the event of inundation.
- B) The proposed siting or expansion of hazardous waste facilities will be in conformance with the adopted Kern County and Incorporated Cities Hazardous Waste Management Plan.

2.3 HAZARDOUS MATERIALS

Policy

- 1) The proposed site is adjacent to hazardous waste facilities and the proposed site is adjacent to hazardous waste facilities. The proposed site is adjacent to hazardous waste facilities and the proposed site is adjacent to hazardous waste facilities.
- 2) The proposed site is adjacent to hazardous waste facilities and the proposed site is adjacent to hazardous waste facilities. The proposed site is adjacent to hazardous waste facilities and the proposed site is adjacent to hazardous waste facilities.

Implementation Measures

- 1) The proposed site is adjacent to hazardous waste facilities and the proposed site is adjacent to hazardous waste facilities. The proposed site is adjacent to hazardous waste facilities and the proposed site is adjacent to hazardous waste facilities.
- 2) The proposed site is adjacent to hazardous waste facilities and the proposed site is adjacent to hazardous waste facilities. The proposed site is adjacent to hazardous waste facilities and the proposed site is adjacent to hazardous waste facilities.

4.10 ABANDONED OPEN SHAFTS AND WELLS

In some areas of the County, there exist abandoned mine shafts which, if not secured, contribute to the injury of or fatality to unsuspecting members of the public. Many such shafts are within lands owned and controlled by various agencies of the federal government.

Policy

- 1) The County should protect residents from the hazards of improperly abandoned mine shafts.
- 2) The County should protect residents from the hazards associated with development in areas where wells have been drilled and abandoned for exploration and/or production of oil and natural gas.

Implementation Measure

- A) Work with State and federal governments to assure that existing mine shafts are properly abandoned and designated.
- B) Support the construction site review program of the Department of Oil, Gas, and Geothermal Resources that assures wells are precisely located, properly plugged and abandoned, and tested for leakage prior to development of the area.

4.10 ABANDONED OPEN SHAFTS AND WELLS

In some areas of the County there are abandoned open shafts and wells. It is the policy of the County to ensure that these are properly sealed and that the public is protected from any potential hazards. The County will ensure that all abandoned open shafts and wells are properly sealed and that the public is protected from any potential hazards.

Policy

- 1) The County should ensure that all abandoned open shafts and wells are properly sealed and that the public is protected from any potential hazards.
- 2) The County should ensure that all abandoned open shafts and wells are properly sealed and that the public is protected from any potential hazards.

Implementation Strategy

- A) Work with State and Federal governments to ensure that existing open shafts are properly sealed and regulated.
- B) Ensure the construction and review program of the Department of the Interior, Geological Resources that ensure that any existing open shafts are properly sealed and regulated, and that the public is protected from any potential hazards.

Energy Element

Chapter 5

Energy Element

Chapter 5

ENERGY ELEMENT

5.1 INTRODUCTION

Kern County possesses a wealth of existing and potential energy resources. The County's role as a major oil, natural gas, and electricity producer, along with its geographic position at the heart of California and on the boundaries of the State's largest gas and electric utilities, gives the County's future energy development statewide significance.

The Kern County Energy Element is a comprehensive document which defines critical energy related issues facing the County and sets forth goals, policies, and implementation measures to protect the County's energy resources and encourage orderly energy development while affording the maximum protection for the public's health, safety, and the environment.

The Energy Element has three primary objectives:

- Resource management and protection.
- Establishing development standards to provide for the protection of the environment, public health, and safety.
- Promoting and facilitating energy development.

The Energy Element proposes no substantial changes in current policy or existing institutional arrangements. Generally, Kern County's energy economy is strong and the County has effectively responded to critical energy issues as they have arisen. The Energy Element focuses on four areas:

1. Continue to improve and streamline current energy regulations; and
2. Increase County monitoring and involvement in State and federal energy legislation; and
3. Planning for future energy resource diversification; and
4. Anticipating new opportunities for development of Kern County's energy resources, including oil, natural gas, geothermal, wind and solar power.

5.2 IMPORTANCE OF ENERGY TO KERN COUNTY

Kern County not only has a long history of energy development, but it is presently a pioneer in both petroleum production technology and renewable energy techniques. While the oil, natural gas production, and hydroelectric generation initiated in the early 1900s are still thriving, the County has also been on the cutting edge in the development of new energy technology.

Kern County's oil industry is foremost in the nation in the development of thermally enhanced oil recovery techniques. Petroleum operations are becoming increasingly automated, using state-of-the-art technology. Cogeneration has developed rapidly out of the need for steam in the oil fields and as a result of regulatory and tax incentives. In addition, the County produces about one third of the State's wind energy thereby becoming a leader in wind energy production. The potential energy which may be produced by wind energy technologies in Kern County is unknown. Meanwhile, just outside the County boundaries, extensive geothermal and solar energy development is taking place. Solar resources are abundantly available in Kern County and there is also the potential for high-temperature geothermal resources. Kern County's agricultural and municipal wastes also represent vast quantities of potential fuel.

General Assumptions

Energy development is vital to Kern County's economy and will continue to be so into the future. Its petroleum resources will continue to be a valuable State and national resource. The County's renewable energy resources should also be protected and will be important to the State's electricity supply.

General Issues

Energy development in California is subject to a complicated multi-level system of governmental regulations and programs. Kern County has direct control over many of the land use decisions concerning local energy development. Many other decisions concerning energy development in Kern County, however, are made by State and federal agencies. Federal and State energy policies can significantly affect the level and types of energy development that takes place in Kern County.

The County cannot exercise direct control over the actions of other agencies. It can, however, monitor the activities of other agencies and become actively involved by testifying against or in support of actions, which affect energy development in Kern County. Federal and State agencies are usually required to consider local land use regulations and policies when making decisions.

Federal, State, and local agencies often adopt overlapping and duplicative regulations, making it costly and confusing for industry to comply with multiple permitting and reporting requirements. Local governments can work cooperatively with other agencies to address problems at more than one level or to define each agency's role.

General Goal

To assert Kern County's position as California's leading energy producer, to encourage safe and orderly energy development within the County, including research and demonstration projects, and to become actively involved in the decisions and actions of other agencies as they affect energy development in Kern County.

General Policies

1. Kern County should assert and promote its role as the State's leading energy County.
2. The County should actively monitor the actions of local, State, and federal agencies relating to energy development in Kern County, and lobby and present its position on such matters as needed to protect the County interests and avoid unnecessary impediments to energy development.
3. The County shall continue to streamline energy permitting regulations.
4. The County should actively seek State and federal energy grants and projects to assist in energy planning and development.
5. The County shall work with other agencies to define regulatory responsibility concerning energy-related issues, and shall seek to eliminate, insofar as possible, duplicative regulations.
6. The County should encourage discussion and mutual cooperation of various energy industries within the County to establish mutual understanding of common needs and issues.
7. The processing of all discretionary energy project proposals shall comply with California Environmental Quality Act (CEQA) Guidelines directing that the environmental effects of a project must be taken into account as part of project consideration.
8. The County should work closely with local, State, and federal agencies to assure that energy projects (both discretionary and ministerial) avoid or minimize direct impacts to fish, wildlife, and botanical resources, wherever practical.
9. The County should develop and implement measures which result in long-term compensation for wildlife habitat, which is unavoidably damaged by energy exploration and development activities.
10. The County should require acoustical analysis for energy project proposals that might impact sensitive and highly-sensitive uses in accordance with the Noise Element of the General Plan.

General Implementation Measures

- A. The County's Home Rule Program shall continue to monitor the development of State and federal regulations and programs to ensure that continued responsible energy development is promoted.
- B. The County shall monitor available State and federal energy grants and projects and actively pursue those which will benefit the County.
- C. The County shall maintain and periodically update the Energy Element.
- D. The County should develop an Energy Permit Handbook that will identify the necessary permits and requirements to facilitate the development of energy projects in Kern County.

5.3 PETROLEUM RESOURCES AND DEVELOPMENT

Kern County is well known for its petroleum resources and production. It has been a major oil producer since the early 1900s. Kern County has been a pioneer in the field of thermally enhanced oil recovery (TEOR), the process whereby heavy oil is heated, usually by steam or hot water injection, to make it more fluid to pump from the reservoir.

Assumptions

Petroleum production and development has been, and will continue to be, vital to the economy of Kern County and California. Levels of exploration and production in Kern County are dependent on world energy prices. Sharp fluctuations in oil prices have led to historic "boom and bust" cycles, with dramatic effects on Kern County's economy. Volatility in the world energy market can be expected to continue. Future production levels will be largely dependent on world energy prices.

Kern County's known petroleum resources are finite and will ultimately be depleted; however, exploration and development should continue for decades. Some fields and portions of fields will be depleted and abandoned, but new discoveries and technological advancements will add to presently known reserves. Experts concur that major new discoveries are most likely to take place at new producing zones in existing fields and on the margins of existing oilfields.

Technological advancements will shape future oil development in Kern County. TEOR technology will continue to progress, and will likely comprise most of Kern County's future oil development. There is also potential for development of experimental and unconventional oil extraction methods. If oil prices rise, the experimental diatomite ore mining and processing operation may be revived.

Produced oil is shipped to refineries in and outside of Kern County by pipeline, truck, and rail. With limited potential for expansion of refining capacity in Los Angeles and the Bay Area, Kern County is expected to have an important role in refining and processing petroleum products in the future.

Petroleum resources and development are very important to Kern County, raising a wide range of managing issues.

5.3.1 Urban/Residential Development in Petroleum Resource Areas

Issue

Conflict can arise when residential or urban development takes place in petroleum resource areas, or conversely, when petroleum exploration and development is undertaken in existing urban areas. In some cases, this can preclude the development of otherwise viable petroleum reserves or can cause health and safety hazards and threatens aesthetic values in urban development.

Goal

To protect oil resource areas from unnecessary urban/suburban encroachment, and in instances of urban/suburban development in oil resource areas, to provide for the development of petroleum resources in a manner compatible with the surrounding environment to minimize adverse impacts and protect health and safety.

Policies

1. The County shall continue to assure adequate minimum setbacks between wells and from any existing structure, as permitted by the Kern County Zoning Ordinance.
2. The County shall assure adequate minimum setbacks between the construction of any structure and existing wells as permitted by the Kern County Fire Department and the State Division of Oil, Gas, and Geothermal Resources (DOGGR).
3. The County shall continue to provide the opportunity for establishing drilling islands prior to final maps subdivision approval of any proposal in a petroleum resource area or a waiver of surface entry rights by the applicable mineral rights holder.
4. All oilfield development shall take place in accordance with regulations administered by DOGGR.
5. New access roads to serve oilfield development should be sited to avoid traffic impacts.
6. In areas where petroleum production occurs close to urban development, oil companies shall be encouraged to site equipment so as to avoid unnecessary disturbance to urban uses.
7. The County should work in cooperation with incorporated cities of Kern County to establish compatible standards for oil development within urban areas.

8. Reduce the public's exposure to fires, explosions, blowouts, and other hazards associated with the accidental release of crude oil, natural gas, or hydrogen sulfide gas by ensuring that discretionary development projects have adequate separation from oil and natural gas production land uses.

Implementation Measures

- A. The Drilling Island District of the Kern County Zoning Ordinance shall establish and maintain development standards to permit petroleum exploration and development on single lots and in small areas.
- B. The Petroleum Extraction Combining District of the Kern County Zoning Ordinance shall establish and maintain specific standards for ensuring compatibility with urban and petroleum development for the Estate (E), Commercial Office (CO), Neighborhood Commercial (C-1), General Commercial (C-2), and Highway Commercial (CH) zoning designations.

Oil and gas production shall be subject to provisions set forth in Chapter 19.98 of the Kern County Zoning Ordinance

- C. The County shall monitor its regulations pertaining to petroleum exploration, production, and update such regulations as necessary.

5.3.2 Kern County's Economic Dependence on the Oil Marketplace

Issue

Petroleum production and development affect the County's employment, growth, and tax revenues. The rise and fall of petroleum prices creates dramatic swings in the County's economy.

While the County is vulnerable to short-term fluctuations in the petroleum industry, it is even more vulnerable in the long run. Because petroleum resources are finite and production has begun to decline. It is generally acknowledged that Kern County's economy will continue to be influenced by oil and natural gas production issues.

Goal

To reduce the County's susceptibility to fluctuations in the petroleum production levels, and to encourage diversification of the economy.

Policies

1. The County should promote and encourage programs for retraining and educating workers unemployed as a result of the cyclical declines in the oil industry.
2. The County shall attempt, insofar as possible, to shield itself from fluctuations in its revenues resulting from fluctuations in petroleum production revenues.
3. The County shall encourage the conversion of existing petroleum-related facilities to other productive uses when they are no longer needed or productive.
4. The County should encourage the development of renewable energy industries to diversify the energy economy in Kern County.
5. The County should support efforts to provide reliable and economical supplies of natural gas to support Kern County's petroleum production, including (an) interstate gas pipeline(s), providing the project(s) is (are) consistent with the goals and policies of the Land Use, Open Space, and Conservation Element of this General Plan.

Implementation Measures

- A. Kern County shall support the Kern Economic Development Corporation in its efforts to encourage the siting of industrial and commercial projects in Kern County to broaden the local economic base.

- B. Kern County shall continue to work with Employers Training Resource and other job training entities in times of declining oil and natural gas production.

5.3.3 Waste Disposal in Petroleum Development

Issues

Oil production and refining generate large quantities of wastes. Most of these wastes are nonhazardous; the greatest volume is produced water (brine) and drilling muds (which are mostly clay).

There is a certain amount of hazardous waste produced in conjunction with oil producing and refining operations. These are transported to licensed recycling or disposal facilities. The State, however, is facing decreased hazardous waste disposal capacity.

Waste disposal is regulated by a number of State and federal agencies. Hazardous waste control laws are becoming more stringent and it is becoming increasingly difficult to site new hazardous waste disposal facilities.

Goal

To encourage the safe recycling, transportation, and disposal of wastes associated with petroleum production and processing, and to provide for the siting of disposal facilities in locations with proper access, while minimizing adverse impacts on the environment and on public health and safety.

Policies

1. The County shall continue to acknowledge the necessity to site nonhazardous oil field waste disposal sites near petroleum development to minimize transportation hazards and expenses, consistent with the provisions of the Kern County and Incorporated Cities Integrated Waste Management Plan.
2. The County shall encourage recycling and new treatment methods for hazardous and nonhazardous oil field wastes.
3. The County shall work cooperatively with appropriate State and regional agencies to provide for the proper siting of oilfield waste disposal facilities.
4. The County shall address hazardous oil field waste disposal issues in the Kern County and Incorporated Cities Hazardous Waste Management Plan policies and implementation measures.

Implementation Measures

- A. The County shall work with the California Department of Oil, Gas, and Geothermal Resources to maintain an inventory of on-site and off-site disposal

facilities in order to identify the scope of oil field waste disposal facilities in Kern County.

- B. The County shall address oilfield hazardous waste issues through the Kern County and Incorporated Cities Hazardous Waste Management Plan.
- C. The County shall continue to maintain provisions in the Zoning Ordinance to provide for oilfield waste disposal facilities.
- D. The County shall continue to maintain provisions in the Zoning Ordinance for the development of oilfield waste recycling and treatment facilities.
- E. The Oilfield Waste Subcommittee should continue to advise the Solid Waste Management Advisory Committee on matters of importance to the oil industry.

5.3.4 Petroleum Technology and Advancement

Issues

Kern County's petroleum industry is rapidly changing. Operations are becoming increasingly automated and new discoveries are continuing. Future development will move toward an increasingly technically-skilled work force. Because past petroleum production has depended on unskilled labor, this will create a gap in skill level between the existing and required work force.

Innovative and experimental techniques of fuel production and extraction will continue, and be essential to the continuance of Kern County as a fuel production center.

Goal

To encourage the continuing advancement of energy technology and to respond to the needs it creates on the work force.

Policies

1. The County should actively encourage research and demonstration projects which would be positive for Kern County and not in conflict with adopted plans and programs.
2. The County should encourage the energy resource industry to invest and research the practical advancement of technology, and allow for periodic updates or training sessions for industry workers.

Implementation Measures

- A. The County should promote a continuing dialogue with petroleum industry representatives to monitor trends in technology and anticipate needed changes to development standards.
- B. The County shall review and revise, as necessary, the Zoning Ordinance to make provisions for experimental technologies.

5.3.5 Reuse of Nonproductive Petroleum Resource Areas

Issues

The oil and natural gas reservoirs in Kern County are finite resources, which will eventually be depleted. It should be noted that recoveries from these reservoirs are only partial, and that upon abandonment; a reservoir may retain a major portion of the original oil-in-place. Based upon oil price and available technology, both individual wells and entire oilfields have been abandoned and subsequently reactivated. It is important to provide for the productive reuse of these areas. The State Division of Oil, Gas and Geothermal Resources (DOGGR) regulate abandonment of wells, including the removal of surface equipment.

Wells that were abandoned prior to the 1950's were abandoned in accordance to law and regulation in place at that time, however additional requirements have subsequently been added in order to better protect fresh groundwater and protect the public from hazards at the surface. Previously abandoned wells may not be precisely at the location on record, and may be hazardous or leaking.

Goal

To ensure the proper abandonment of petroleum production operations, in accordance with DOGGR requirements, when petroleum resource areas are depleted or are no longer productive, to provide for conversion of these areas to other land uses.

Policies

1. The County shall promote safe well abandonment in accordance with DOGGR regulations through discretionary applications.
2. The County shall work with the DOGGR to ensure the removal of all surface equipment from abandoned petroleum development sites.
3. The County shall promote and encourage the safe reuse of former petroleum production lands by developments compatible with surrounding land use designations. The guidelines for site reestablishment include the following:
 - a. Removal of oil-laden soil
 - b. Shaping of disturbed lands back to natural grade and the elimination of pad areas, settling ponds, and similar disturbances.
 - c. Stabilization of sites by seedlings and plantings as appropriate.
 - d. Other measures as may be stipulated by the State Division of Oil, Gas and Geothermal Resources.

- e. Proper identification and abandonment of all oil and natural gas wells.

Implementation Measures

- A. Upon cessation of drilling and/or producing operations in drilling islands, the County will consider initiating zone changes for such drilling islands to zoning districts compatible with surrounding land uses, provided the owner/operator demonstrates proper abandonment and cleanup in accordance with State Division of Oil, Gas and Geothermal Resources regulations.
- B. Non-petroleum related discretionary projects proposed on abandoned oilfields will be required to demonstrate that abandonment and clean up have taken place in compliance with regulations administered by DOGGR.

5.3.6 Environmental Impacts of Petroleum Development

Issues

Future petroleum development can have potential adverse impacts on Kern County's natural resources. Conversely, however, overly stringent, complex, or narrowly applied environmental regulations can have an inhibiting effect on petroleum exploration and development. Environmental issues which concern petroleum production include air quality, water quality, and endangered species protection. The impact level which results from petroleum production alone, however, is difficult to define, due to the regional and variable nature of these issues.

The San Joaquin Valley Air Pollution Control District is not in attainment for federal and State ozone standards and PM₁₀. Ozone is considered the primary component of smog and is generated primarily by stationary sources and by automobiles. The petroleum industry is the largest stationary source of air pollution in Kern County, and additional controls on oil production have been mandated in attempts to reach attainment of air quality standards. Air pollution, however, is not restrained by County boundaries. Much of Kern County's smog is transported from sources upwind, and violations of ozone standards occur primarily downwind of the Bakersfield urban area. Oil production and development may be forced to use cleaner fuels or inhibited from expansion if successful control measures are not achieved both within Kern County and in areas upwind.

The Southern San Joaquin Valley possesses a significant number of endangered species, including the San Joaquin kit fox, the blunt-nosed leopard lizard, and the giant kangaroo rat. Protection of endangered species in the area is a high priority of State and federal wildlife agencies. Kern County is developing a Valley Floor Habitat Conservation Plan to establish natural preserves to mitigate the effects of development on threatened and endangered species. The level of impacts which petroleum production may have on threatened and endangered species has not been determined. Generally, this depends on the density and location of development. Kern County is currently participating in multi-agency efforts to coordinate mitigation programs designed to protect and preserve threatened and endangered species.

Oilfield wastes must be carefully disposed of to prevent degradation of surface or groundwater supplies. Waste discharge requirements are established by the Regional Water Quality Control Board. Waste disposal is regulated by federal, State, and local agencies, depending on the type, composition of the wastes, and the disposal method.

Goal

To clearly identify and mitigate any adverse impacts on the environment from new or continued petroleum development by establishing clear and workable methods for industry compliance.

Policies

1. The County should pursue programs to address oil production as it relates to State and federal threatened and endangered species protection laws.
2. The County shall work with affected State and federal agencies and special interest groups to establish consistent policies for environmental protection activities related to petroleum production and oilfield waste disposal.
3. The County should attempt to ensure that the petroleum industry does not bear a burden of environmental regulation in excess of its contribution to the problems.
4. The County should encourage the use of clean-burning technologies in petroleum production.
5. The County should encourage air pollution control policies which apply the burden equally to local and upwind sources and to all classes of air polluters.
6. The County should work closely with State and federal agencies to avoid or minimize direct impacts to threatened and endangered species.

Implementation Measures

- A. The County shall participate in the development of the San Joaquin Valley Air Basin Study to identify measures to control sources of pollution both within and upwind of the County, which contribute to air pollution in Kern County.
- B. The County will continue to participate in programs, such as the proposed Kern County Valley Floor Habitat Conservation Plan program, which are intended to mitigate impacts of development on threatened or endangered species, including seeking State and federal funding for endangered species protection programs.
- C. The County should participate in efforts to encourage the construction of (an) interstate natural gas pipeline(s) to provide supplies of natural gas for petroleum operations, provided that the proposal(s) is (are) consistent with the goals and policies of the Land Use, Open Space, and Conservation Element of this General Plan and are environmentally sound.
- D. Energy resource industries should participate in the Kern County Valley Floor Habitat Conservation Plan to mitigate impacts to threatened and endangered species.

5.3.7 Processing and Transportation of Petroleum Products

Issues

Kern County presently exports much of its raw produced oil to refineries in Los Angeles and the Bay Area for processing and refining. Some oil is refined at facilities in Kern County: Both crude and refined products are transported via tanker truck and pipelines. Limited potential for expansion in other areas of California may spur the development of facilities in Kern County closer to their source.

The development and expansion of refineries has both negative and positive impacts on Kern County. Refineries may encourage greater petroleum development and improve the local economy, but they must be carefully sited, maintained, and operated to minimize risks.

Transportation of products by truck and rail creates air pollution and increases maintenance costs of public roads. However, without local refineries, crude oil would have to be transported by various means to refineries outside the County. Pipeline construction, although creating less visible impacts, poses potential hazards and can disturb vegetation and wildlife.

Natural gas pipelines are also needed to provide fuel for steam generation for thermally enhanced oil recovery operations.

Goal

To ensure the siting of refining facilities and pipelines in locations to provide maximum health, safety, and environmental protection; and to encourage the necessary processing and transportation facilities for Kern County's petroleum production.

Policies

1. New refineries shall be sited in accordance with provisions of the Kern County Zoning Ordinance.
2. The County shall review proposed pipelines and their alignments for their conformity with the Land Use, Open Space, and Conservation Element of this General Plan.
3. The County shall encourage the development of new pipelines with alignments that provide for environmental and the public's health and safety protection.

Implementation Measures

- A. The County shall review and revise, as necessary, the Zoning Ordinance to provide for suitable sites for refinery construction and expansion.

- B. The County shall review and revise, as necessary, the Emergency Response Plan, to provide consistent and proper procedures to address refinery accidents and pipeline ruptures.

5.4 ELECTRICITY RESOURCES AND GENERATION

Over the past ten years, electricity generation in California has undergone a transition. Historically, California has relied heavily on oil and gas fired plants to generate electricity. Spurred by regulatory measures and tax incentives, however, California's electrical system has become more reliant on renewable energy sources, including cogeneration, wind energy, solar energy, geothermal energy, biomass conversion, transformation plants, and small hydroelectric plants. Unlike petroleum production, generation of electricity is usually not tied to the location of the fuel source and can be delivered great distances via the electrical grid.

Kern County plays an important role in the electrical system, due to its location on the boundaries of the State's largest gas and electric utilities (Pacific Gas & Electric, Southern California Edison, and Southern California Gas), and the existing electrical generating plants in Kern County (primarily cogeneration, wind energy, peaker power plants, and hydroelectric). There is also potential for expansion of these kinds of electrical generating plants and the emergence of new kinds of energy development.

Assumptions

Over the past decade, regulatory incentives and tax inducements led to the rapid development of renewable energy. Government policies encouraging the development of alternative energy projects were established to reduce dependence on oil and natural gas. Renewable energy development has now exceeded most expectations. As a result, regulatory attitudes toward renewable energy have changed, and economic and tax incentives have largely been eliminated.

Although renewable energy may never again achieve the rapid pace of development of the early and mid-1980s, in the future there will be a demand for additional sources of electrical generation. Furthermore, the renewable energy industry has established itself as a viable and workable option for electrical generation. It is unlikely that new conventional (non-cogeneration) oil and gas-fired electrical generating plants will be constructed in California.

Issue, Goal, Policy, and Implementation

Electricity generation can be discussed according to specific types of generating technologies and fuels. There is a diverse mix of generating resources and methods, with distinct related issues. Generating technologies relevant to Kern County include: cogeneration, wind energy, geothermal energy, biomass/transformation, solar energy, and hydroelectric. Transmission lines accompany virtually all types of electrical generation.

5.4.1 Cogeneration

Issues

The rapid development of cogeneration in Kern County's oil fields over the last ten years is a result of two factors: the need for steam associated with thermally enhanced oil recovery, and regulatory and tax incentives encouraging the development of alternative energy projects. Cogeneration has become an accepted and successful technology. These facilities provide steam for TEOR in place of steam generators. The electricity generated is usually sold to utility companies, although in many cases all or some of the electricity generated is used to power onsite equipment. Cogeneration facilities can also be used to provide steam for other kinds of industries, including food and paper processing.

Kern County produces more electricity from cogeneration than any other County in California. Large plants (50 Megawatts (MW) or greater) are licensed by the California Energy Commission. Most of the cogeneration facilities in Kern County, however, have a capacity of less than 50 MW.

Most cogeneration plants use natural gas as fuel, although some use fuel oil as backup fuel.

Goal

To encourage the safe and orderly development of cogeneration facilities and increased utilization of cogeneration in oil production and other industries as a cleaner and more efficient means of generating both steam and electricity.

Policies

1. The County shall allow the continued development of cogeneration facilities in primary oil resource areas and industrial areas.
2. The County should monitor the activities of local, State, and federal agencies relating to cogeneration projects in Kern County, and present comment and testimony as necessary when the County's interests are affected.
3. The County should encourage the construction of (an) interstate natural gas pipeline(s) to provide supplies of natural gas for cogeneration and thermally enhanced oil recovery in Kern County, provided that proposals are consistent with the goals and policies of the Land Use, Conservation, and Open Space Element of the Kern County General Plan.

Implementation Measure

- A. The County shall continue to maintain provisions in the Zoning Ordinance to provide for the proper siting of cogeneration facilities in suitable areas.

5.4.2 Wind Energy Development

Issues

The wind energy development in the Tehachapi Mountains is one of the State's largest, responsible for about 40% of the State's total wind-generated power. In the late 1970s and early 1980s, there was rapid development of wind energy in California, spurred by federal and State tax incentives and lucrative power sales contracts with the utility companies. Individual wind turbine size has increased dramatically, from 25-110 Kilowatts (KW) size of the early 1980s, to 1-2.5 Megawatts (MW).

Initially, because it was a new industry, wind energy was developed with very little regulatory review. In 1986, the County adopted a Wind Energy Combining District of the Kern County Zoning Ordinance, which controls and minimizes the impacts of wind energy development.

Full realization of the County's wind-generated electricity may be hampered due to the lack of adequate power transmission capacity. The production from existing wind turbines is surpassing the expected generation and on exceedingly windy days, exceeds the capacity of the existing transmission lines, forcing turbines to be shut down.

Goal

To promote the safe and orderly development of wind energy as a clean method of generating electricity while providing for the protection of the environment.

Policies

1. The County should support the construction of additional transmission capacity for wind energy developments where land use and other constraints are minimal.
2. All wind energy development shall be subject to the development standards of Kern County Zoning Ordinance.
3. The County should monitor the activities of other local, State, and federal agencies relating to wind energy projects in Kern County, and present comment and testimony as necessary when the County's interests to avoid unnecessary impediments to energy development.
4. The County shall work with the wind energy industry to maximize electrical potential while assuring that military flight operations, communication facilities and visual conflicts for neighboring property owners are addressed.
5. The County should actively monitor the actions of local, State, and federal agencies relating to wind energy development in Kern County, and lobby and

present its position on such matters as needed to protect the County interests and avoid unnecessary impediments to energy development.

Implementation Measures

- A. The WE (Wind Energy) Zone District should be reviewed and amended as necessary to include adequate setbacks, buffer, aesthetic requirements, oak tree provisions, military flight corridors, and removal of nonfunctioning machines.
- B. The County should promote a continuing dialogue with wind energy industry representatives to monitor trends in wind energy development and technology.
- C. The County should conduct an aerial photometric survey of the wind energy development area to determine the effectiveness of existing soil erosion control measures and, if necessary, modify the Kern County Zoning Ordinance as appropriate.

5.4.3 Geothermal Development

Issues

A major geothermal field is located in Inyo County just outside Kern County at the Coso Known Geothermal Resource Area, on lands under the China Lake Naval Weapons Center and Bureau of Land Management jurisdictions. The Navy and private companies are developing several power plants. Development of these plants affects Kern County's economic development; much of the support and supply necessary for development comes from Ridgecrest and the Bakersfield area.

Whether significant geothermal resources exist in Kern County is still unknown. While surveys by State and federal geologic agencies do not indicate that Kern County possesses any high temperature resources, some experts believe that there may be significant new geothermal resource areas in and near Kern County capable of generating electric power.

Geothermal projects typically take about ten years for exploration, construction, and development. Geothermal power plants have significant land use impacts, requiring wells, collector lines, and transmission lines in addition to the power plant itself. Geothermal plants can also have significant environmental impacts both from surface and underground disturbances and the kinds of emissions produced. Like any new industry, however, geothermal development would be beneficial to Kern County's economic growth.

Lower temperature resources can also be directly used in applications such as space heating. Geothermal direct use projects generally have less intensive environmental impacts than electrical generating projects. Kern County is known to have low-temperature geothermal resources suitable for direct use purposes.

Goal

To provide for safe and orderly development of Kern County's geothermal resources, including direct use applications of low- and moderate-temperature resources, and electrical generation from high-temperature resources, if they are found to exist.

Policies

1. The County should support the safe and orderly development of geothermal resources at the Coso Known Geothermal Resource Area.
2. The County should support efforts for geothermal exploration in Kern County to determine whether high-temperature resources exist.
3. The County should permit geothermal development, which does not lead to significant degradation of the environment or public health and safety hazards.

4. The County should encourage direct use of low-temperature geothermal resources for heating, cooling, and other direct use applications.
5. The County should seek State and federal grants and programs, which encourage the wise development of geothermal resources.
6. The County should promote energy development in the upper Kern River Valley, including geothermal and hydroelectric energy development, which does not have significant adverse environmental impacts.

Implementation Measures

- A. At such time as high-temperature geothermal resources are discovered, the County shall consider the amendment of its Zoning Ordinance to establish a Geothermal Resource Combining District and establish specific development standards for development of geothermal electrical generating plants.
- B. The County shall support the Kern Council of Governments' geothermal evaluation studies in the Kern River Valley Area.

5.4.4 Transformation Development (formerly called Waste-to-Energy Development)

Issues

Transformation projects (also known as resource recovery projects) convert agricultural and municipal wastes, respectively, to fuel or electricity. The primary reason for most transformation projects is to dispose of the wastes, and the energy produced is a useful by-product to offset disposal costs.

Landfill gas recovery systems and methane fermentation projects produce methane gas, which can be burned in a gas turbine to generate electricity. Methane gas is recovered from Bakersfield's sewage treatment plants and converted to electricity.

Direct combustion projects, where agricultural refuse or municipal solid waste is burned to generate electricity, have greater environmental impacts and are usually more controversial than methane-producing projects. Transformation technologies are still relatively new to California.

Transformation plants have been proposed statewide as a solution to the State's diminishing landfill capacity. Proposals throughout the State, however, have sparked public opposition over issues of odor, toxic wastes, air pollutant emissions, noise, and traffic.

Kern County does produce large volumes of agricultural wastes, much of which are disposed of in open burning. Transformation plants are an alternative method of disposing of these wastes.

Goal

To provide for the careful siting of proven transformation technologies which provide for minimum risks to the environment and to public health and safety.

Policies

1. The County should encourage the use of landfill gas recovery and methane recovery projects at existing facilities.
2. The County should encourage the safe and orderly development of biomass conversion facilities as an alternative to burning agricultural wastes.
3. When evaluating proposals for transformation plants, the County should take under consideration whether the projects will produce air pollutant emissions in quantities that could reduce the ability to site other energy projects.
4. New transformation facilities shall be in conformance with the Kern County General Plan and the Kern County and Incorporated Cities Integrated Waste Management Plan.

5. Encourage the utilization of anaerobic digesters from the conversion of waste from Confined Animal Facilities.

Implementation Measure

- A. The County shall continue to maintain provisions in the Kern County Zoning Ordinance to provide for the safe and orderly development of transformation projects.

5.4.5 Solar Energy Development

Issues

Because of favorable climatic conditions in the desert and valley regions of Kern County, large-scale use of solar energy represents a major potential energy resource.

Despite excellent resource potential, no commercial solar development has occurred in Kern County to date. The reason for this is not completely clear. Explanations include the greater amount of the desert in San Bernardino County, Kern County's air quality regulations limiting emissions from the natural gas backup turbines frequently used by solar plants to provide power during peak periods, and the familiarity of solar developers with San Bernardino County's policies and regulations.

Solar development was spurred by federal and State tax incentives and the availability of lucrative power sales contracts with the utility companies. These economic incentives have been eliminated, which will slow solar development, at least for the near term.

Solar power plants are very land intensive compared to conventional power plants, requiring acres of reflectors, pipelines, and transmission lines.

Small solar generators for domestic and business use will probably become more widely used.

Goal

Encourage safe and orderly commercial solar development.

Policies

1. The County shall encourage domestic and commercial solar energy uses to conserve fossil fuel and improve air quality.
2. The County should attempt to identify and remove disincentives to domestic and commercial solar energy development.
3. The County should permit solar energy development in the desert and valley planning regions that does not pose significant environmental or public health and safety hazards.
4. The County should encourage solar development in the desert and valley regions previously disturbed, and discourage development of energy projects on undisturbed land supporting State or federally protected plant and wildlife species.

Implementation Measures

- A. The County shall continue to maintain, and update as necessary, provisions in the Kern County Zoning Ordinance to provide adequate development standards for commercial solar energy development.
- B. The County should work with affected State and federal agencies and interest groups to establish consistent policies for solar energy development.

5.4.6 Future Hydroelectric Development

Issues

Much of Kern County's major hydroelectric resource potential has already been captured by the five hydroelectric facilities on the Kern River. Originally thought to be the most environmentally benign energy technology, the rapid pace of small hydroelectric development has raised environmental protest. In addition to rivers and streams, small hydroelectric plants can be sited in irrigation canals, and water treatment plants.

Much of Kern County's hydroelectric development takes place on federal lands, and is thus not under direct County jurisdiction.

Goal

To provide for the development of small hydroelectric projects which have minimal environmental impacts.

Policies

1. The County should promote the development of hydroelectric technologies with minimal environmental impacts at existing facilities, (e.g., irrigation canals and water treatment plants).
2. The County shall attempt to protect the Kern River from adverse effects due to new hydroelectric development.
3. The County should investigate existing development and future development potential of the upper Kern River Valley to assess hydroelectric energy development and to establish appropriate development standards in accordance with the standards and regulations of the Federal Energy Regulatory Commission.

Implementation Measures

- A. The County should seek State funding for hydroelectric energy studies for the Kern River and various agricultural water conveyance systems.
- B. The County should review all proposed hydroelectric projects in Kern County on federal lands or other lands not under County jurisdiction, and provide comment as necessary.

Hydroelectric development in western Montana is subject to a number of factors that may limit its future growth. Much of Montana's major hydroelectric potential is located in the western part of the state, particularly in the area of the Kootenai River. Development in this area is limited by the fact that the Kootenai River is a tributary of the Pacific Ocean, and therefore, any development in this area would require a large investment in infrastructure. In addition, the Kootenai River is a highly variable river, and any development in this area would require a large investment in infrastructure. In addition, the Kootenai River is a highly variable river, and any development in this area would require a large investment in infrastructure.

Hydroelectric development in Montana is subject to a number of factors that may limit its future growth. Much of Montana's major hydroelectric potential is located in the western part of the state, particularly in the area of the Kootenai River. Development in this area is limited by the fact that the Kootenai River is a tributary of the Pacific Ocean, and therefore, any development in this area would require a large investment in infrastructure.

Goals

To provide for the development of new hydroelectric projects which have minimal environmental impacts.

Policies

1. The County should promote the development of hydroelectric projects with minimal environmental impacts at existing facilities (e.g., irrigation canals and water treatment plants).
2. The County shall attempt to protect the Kootenai River from adverse effects due to new hydroelectric development.
3. The County should investigate existing development and future development potential of the upper Kootenai River valley to assess hydroelectric energy development and to develop appropriate development standards to harmonize with the standards and regulations of the Federal Energy Regulatory Commission.

Implementation Measures

- A. The County should seek State funding for hydroelectric energy studies for the Kootenai River and other potential water development systems.
- B. The County should review all proposed hydroelectric projects in Montana to determine if they meet or exceed State, County, and local standards, and coordinate with the appropriate agencies.

5.4.7 Transmission Lines

Issues

Transmission lines are often the most noticeable and disruptive part of energy development. Increased development of electrical generating plants will require new transmission line construction. For some kinds of technology, transmission lines can be constructed in developed areas. In resource areas, which are presently undeveloped, construction will require greater disturbance and may have more significant impacts.

New transmission lines may also be constructed by the utility companies to increase capacity in transporting power to areas in and outside of Kern County.

Goal

To encourage the safe and orderly development of transmission lines to access Kern County's electrical resources along routes, which minimize potential adverse environmental effects.

Policies

1. The County should encourage the development and upgrading of transmission lines and associated facilities (e.g., substations) as needed to serve Kern County's residents and access the County's generating resources, insofar as transmission lines do not create significant environmental or public health and safety hazards.
2. The County shall review all proposed transmission lines and their alignments for conformity with the Land Use, Conservation, and Open Space Element of this General Plan.
3. In reviewing proposals for new transmission lines and/or capacity, the County should assert a preference for upgrade of existing lines and use of existing corridors where feasible.
4. The County should work with other agencies in establishing routes for proposed transmission lines.
5. The County should discourage the siting of above-ground transmission lines in visually sensitive areas.
6. The County should encourage new transmission lines to be sited/configured to avoid or minimize collision and electrocution hazards to raptors.

Implementation Measures

- A. The County should monitor the supply and demand of electrical transmission capacity locally and statewide.
- B. The County shall continue to maintain provisions in the Zoning Ordinance and update as necessary to provide for transmission line development.

5.5 RELATIONSHIP TO OTHER COUNTY PLANS AND PROGRAMS

The Energy Element contains a number of policies and implementation measures which relate directly to other County plans and programs. Energy related policies and programs have been addressed in the development and revisions of numerous existing County plans and programs over the years, including the Land Use, Open Space, and Conservation Element of this General Plan, the Kern County and Incorporated Cities Integrated Waste Management Plan, and various sections of the Kern County Zoning Ordinance. The Energy Element is consistent with these plans and programs.

Other issues raised in conjunction with energy development are being addressed in ongoing and proposed programs, including the Kern County and Incorporated Cities Hazardous Waste Management Plan, and the Valley Floor Habitat Conservation Plan.

The following briefly describes existing, ongoing, and proposed plans and programs that relate to issues and policies discussed in the Energy Element.

- **Land Use, Open Space, and Conservation Element of the Kern County General Plan**

The Land Use, Open Space, and Conservation Element of the General Plan provides designations for permitted uses throughout the County. The "Resource" designation specifically provides for protection of resources areas, including petroleum and wind resource areas, and provides for large minimum parcel sizes. A total of 3,568,697 acres, or approximately 67 percent of land designated under the General Plan has a Resource designation.

The "Industrial" designation provides for the development of oil refineries, power plants, and other energy-related industries.

- **Kern County and Incorporated Cities Integrated Waste Management Plan**

The Kern County and Incorporated Cities Integrated Waste Management Plan addresses issues pertaining to nonhazardous waste disposal and other waste facilities.

- **Kern County Zoning Ordinance**

The Kern County Zoning Ordinance contains provisions and standards for most types of energy development. The Zoning Ordinance has two combining districts which set out standards specifically for two types of energy development: the Wind Energy (WE) Combining District and the Petroleum Extraction (PE) Combining District.

The Drilling Island (DI) Special Purpose District sets out standards for the development of petroleum resources in single lots and small areas in subdivisions.

Provisions and standards for various kinds of energy development are made in appropriate zoning districts.

- **Kern County and Incorporated Cities Hazardous Waste Management Plan**

The Kern County and Incorporated Cities Hazardous Waste Management Plan analyzes information on hazardous waste generation in the County, describes existing disposal facilities and assesses the need for new and expanded facilities, analyzes potential for waste reduction, and creates programs for local hazardous waste management.

- **Draft Kern County Valley Floor Habitat Conservation Plan**

A program involving various government, environmental, and industry representatives who are developing a strategy to protect State and federally-listed threatened and endangered species in the San Joaquin Valley portion of Kern County through the issuance of State and federal incidental take permits.

6. Military Readiness Element

California contains an integrated system of military installations and special use airspace, connected by low-level flight corridors, that provides a key foundation for our national security. This integrated system provides for the training of military personnel, as well as the research, development, testing and evaluation of military hardware. NAVF Air Station, Edwards Air Force Base and the Joint Service Projected R-2000 Aerospace Complex are essential components in this system and the economic vitality of Kern County.

This element will consider the impact of new growth on military readiness activities carried out at military bases, installations and training and testing areas, on property adjacent to the military facilities and underlying designations.

Military Readiness Element

- (a) Training, including the use of the facilities and airspace of the military facilities.
- (b) Operations, including the use of the facilities and airspace of the military facilities.
- (c) Testing of military equipment, vehicles, weapons, and aircraft for proper operation or suitability for combat use.

The Governor's Office of Planning and Research with funding from the Department of Defense will be preparing guidelines for the formulation and implementation of military readiness elements. The Planning Department will include in future work programs an amendment of the General Plan to incorporate this element when the guidance document has been completed.

Chapter 6

The United States has a long history of military readiness, and the Department of Defense has been working to ensure that the United States is always ready to meet any challenge.

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Military Readiness

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Chapter 8

6. Military Readiness Element

California contains an integrated system of military installations and special use airspace, connected by low-level flight corridors, that provides a key foundation for our national security. This integrated system provides for the training of military personnel, as well as the research, development, testing and evaluation of military hardware. NAWS China Lake, Edwards Air Force Base and the Joint Service Restricted R-2508 Airspace Complex are essential components in this system and the economic vitality of Kern County.

This element will consider the impact of new growth on military readiness activities carried out on military bases, installations and operating and training areas, on property adjacent to the military facilities and underlying designation military aviation routes and airspace. In consultation and cooperation with NAWS China Lake, Edwards Air Force Base and the Department of Defense, the element will include goals, policies and implementation to address the following military readiness activities:

- (a) Training, support, and operations that prepare the men and women of the military for combat
- (b) Operation, maintenance, and security of any military installation
- (c) Testing of military equipment, vehicles, weapons, and sensors for proper operation or suitability for combat use.

The Governors Office of Planning and Research with funding from the Department of Defense will be preparing guidelines for the formulation and implementation of military readiness elements. The Planning Department will include in future work programs an amendment of the General Plan to complete this element when the guidance document has been completed.

Appendix D: Air Quality

Appendix E: Solid Waste Physical Facilities Guidelines

Appendix F: Other Waste Facilities – Nonhazardous Waste Landfill Guidelines

Appendix G: Noise Control Guidelines

Appendix H: The Land Use Plan Creation Procedure

Appendices

Chapter 7

Appendix A:	Accepted County Plan Areas
Appendix B:	Rural Community Development Guidelines and Requirements
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Appendix D:	Air Quality
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Appendix G:	Noise Contour Estimates
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Appendices

Chapter 7

Appendix A:	Assigned County Plan Areas
Appendix B:	Local Community Development Ordinances and Regulations
Appendix C:	Local Plan Requirements
Appendix D:	Air Quality
Appendix E:	State Water Quality Protection Policies
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APPENDIX A

ACCEPTED COUNTY PLAN AREAS

Map Code 4.1

Accepted County Plan Areas include the following types of plans: Rural Community plans and Specific Plans. These plans are adopted and incorporated into the Kern County General Plan map through Map Code 4.1. For specific details and the signatures and approvals needed, refer to the adopted document and map of each adopted plan on file.

Appendix A

Accepted County Plan Areas

Appendix A

Accepted County Plan Areas

TABLE OF ACCEPTED COUNTY PLAN AREAS
GENERAL PLAN MAP CODE 4.1

ACCEPTED COUNTY PLAN AREAS

Project Name	Area	Adopted
Map Code 4.1		
Basin Valley Springs	25,000	12/28/75
Blanchard's Corner	235	8/1/76
Accepted County Plan Areas include the following types of plans: Rural Community plans and Specific Plans. These plans are adopted and incorporated into the Kern County General Plan map through Map Code 4.1. For specific detailed land use diagrams and applicable policies, refer to the adopted document and map of each adopted plan on file.		
Culley Valley	3,435	10/13/72
Darby Acres Rural Community	500	10/13/74
Desert Lake Rural Community	840	10/23/74
Duval Acres Rural Community	815	10/13/75
Frazier Park/Lake	9,586	5/10/75
Glenview Rural Community	1,280	4/21/75
Golden Hills	5,844	12/15/75
Hawthorn Rural Community	404	10/23/74
Inyo	4,525	1/29/76
1-5 and 56 Rural Community	540	4/21/75
Jay Hubbard	17.4	6/17/91
Kaiser Ranch	12,320	7/15/71
Katona Rural Community	507	1/7/75
Kono Creek	30,721	6/13/75
Kono Valley	195	4/5/77
Los Hills General Plan	5,375	6/10/78
Maple-Hill Bakersfield General Plan	261,120	12/23/82
McClure Rural Community	960	11/11/74
Old Potosi Pine Mountain Club	3,170	1/2/73
Mendocino Springs	975	11/12/74
Mojave	31,000	10/25/73
Monrovia	263	11/14/72
North Cummings	3,225	4/24/73
North Edwards	4,713	1/15/70
Ogishy	150	10/14/75
Old Town	862	5/22/73
O'Neil Canyon	4,532.5	3/7/73
Pines of Hawthorn Rural Community	1,067.5	10/23/74
Rock Creek Ranch	638	6/2/70
Rosamond	22,819	12/11/73
Sand Canyon	28,280	1/12/76
San Diego	9447	10/23/75

APPENDIX A

ACCEPTED COUNTY PLAN AREAS

Map Date 4-1

Accepted County Plan Areas include the following types of plan areas: County, State, and Federal. These areas are adopted and maintained into the County General Plan through the County Board. The specific details and the adopted and approved policies are in the adopted document and may be updated from time to time.

**TABLE OF ACCEPTED COUNTY PLAN AREA CHARTS
GENERAL PLAN MAP CODE 4.1**

<u>Project Name</u>	<u>Acres</u>	<u>Adopted</u>
Bear Valley Springs	26,000	12/26/73
Blackwell's Corner	235	8/12/74
Boron	685	10/29/84
Buttonwillow	2,682	3/20/75
Cal-Centre	255	1/4/88
Cameron Canyon	4,455	6/19/86
Cameron Pointe	159	1/31/94
Cuddy Valley	2,425	10/11/72
Derby Acres Rural Community	800	10/15/84
Desert Lake Rural Community	640	10/29/84
Dustin Acres Rural Community	918	10/10/83
Frazier Park/Lebec	9,586	6/10/03
Glennville Rural Community	1,280	4/21/86
Golden Hills	5,846	12/15/86
Havilah Rural Community	454	10/29/84
Inyokern	4,606	1/29/90
I-5 and 58 Rural Community	640	4/21/86
Jay Hubbard	17.5	6/17/91
Keene Ranch	12,520	7/15/91
Keene Rural Community	667	1/7/85
Kelso Creek	30,721	6/19/78
Kelso Valley	196	4/6/87
Lost Hills General Plan	5,875	6/19/78
Metropolitan Bakersfield General Plan	261,120	12/03/02
McKittrick Rural Community	960	11/11/84
Mil Potero Pine Mountain Club	3,270	1/2/73
Mendiburu Springs	975	11/12/84
Mojave	31,000	10/28/03
Monolith	263	11/14/83
North Cummings	3,226	4/24/73
North Edwards	4,783	1/29/90
Oglesby	190	10/14/85
Old Towne	982	6/20/83
O'Neil Canyon	4,832.5	3/27/73
Pines of Havilah Rural Community	1,090.5	10/29/84
Ridgecrest Ranchos	638	6/2/80
Rosamond	22,619	12/11/89
Sand Canyon	28,280	11/22/76
San Emidio	9447	10/05/92

South Kern Industrial	744	10/22/02
South Lake Isabella	15,101.5	5/15/73
South of Inyokern	8,565	7/17/73
South of Mojave (Elephant Butte)	9,302	6/18/73
Stallion Springs Phase II	10,429	10/29/84
Stallion Springs Tract 4286	90	7/2/73
Tupman Rural Community	147.5	10/29/84
Valley Acres Rural Community	640	10/10/83
West Edwards Road Settlement	3,280	2/24/92
Willow Springs	44,800	9/8/86
Woody Rural Community	640	4/21/86

APPENDIX B

RURAL COMMUNITY DEVELOPMENT GUIDELINES AND REQUIREMENTS

Map Code 4.2

Recognition of any rural community should involve consideration of the existing land use in relation to surrounding uses. A rural community is defined as an expansion potential because of those surrounding uses, which are usually of a residential nature. It is capable of providing facilities and services necessary to sustain a neighborhood and meets an essential need in the community. The purpose of the General Plan is to provide a framework for the development of a population of less than 100,000 people.

Appendix B

Rural Community Development Guidelines and Requirements

This Appendix contains a series of interim Rural Community Plan Maps for Map Code 4.2 areas which are in effect until further specific plans are adopted for each respective community. Until a Rural Specific Plan is adopted, all future amendments to any interim Rural Community Plan Map will require a General Plan Amendment of the relevant. The following special guidelines shall be used in applying guidelines in Appendix C for developing and adopting Specific Plans for each rural community.

LAND USE GUIDELINES - RESIDENTIAL

1. Housing density should not exceed 18 dwelling units per acre.
2. All public facilities and services shall be subject to approval by the Kern County Environmental Health Department and the Inyo/Orange Water Quality Control Board (IOWQCB) where individual sewage disposal systems are required.
3. General residential density patterns shall be guided by consideration of the capacity, provision of adequate facilities or services and the need for the provision of adequate service facilities, and environmental protection.

APPENDIX B

RURAL COMMUNITY DEVELOPMENT GUIDELINES AND REQUIREMENTS

Map Code 4.2

Recognition of any rural community should include basic principles which reflect that the existing land use is unique relative to surrounding uses. A rural community is limited in expansion potential because of those surrounding uses, which are usually of a resource nature. Yet it is capable of providing facilities and services necessary to sustain a neighborhood and create an aesthetic environment conducive to Countywide goals. For purposes of the General Plan, a rural community shall be considered in settlements with a population of less than 1,000 persons.

The provisions set forth in this General Plan text and accompanying maps shall apply, in the absence of different, more restrictive provisions, in any subsequently adopted Specific Plan or precise development plan within the rural community area.

This Appendix contains a series of Interim Rural Community Plan Maps for applicable Map Code 4.2 areas which are in effect until formal Specific Plans can be adopted for each respective community. Until a formal Specific Plan is adopted, proposed amendments to any Interim Rural Community Plan Map will require a General Plan Amendment of this element. The following special guidelines shall be used to augment guidelines in Appendix C for developing and adopting Specific Plans for each rural community.

LAND USE GUIDELINES - RESIDENTIAL

1. Housing density should not exceed 16 dwelling units/net acre.
2. Ultimate minimum lot sizes shall be subject to approval by the Kern County Environmental Health Department and the Regional Water Quality Control Board (RWQCB) where individual sewage disposal systems are proposed.
3. Overall residential density patterns shall be guided by consideration of: land capability, provision of adequate circulation to accommodate local traffic, the provision of adequate service facilities, and environmental limitations.

4. Use of energy conservation techniques, methods, and materials are to be encouraged.
5. The County should develop programs to stimulate remodeling, landscaping, and rehabilitation of decaying dwellings within the community.
6. Access should be from local streets. Access from major and secondary thoroughfares should be considered only when special design features (alleys, frontage roads, etc.) make this approach feasible.
7. The exploration for and development and production of natural resources should be allowed, but such activities should be subject to reasonable restrictions so as to minimize the impact upon other authorized uses.

LAND USE GUIDELINES - COMMERCIAL

Although the scale of residential use may be generally minimal in intensity when compared to the County as a whole, commercial services and development will provide, in most cases, a shopping nucleus for rural residents within a radius of several miles. Also, some communities are located along major transportation routes which generate demands for tourist-oriented commercial facilities. Also, some communities are situated within intensive resource productive areas which result in some agricultural, petroleum extraction, and like-oriented commercial facilities.

Therefore, no ratio of commercial to residential use would appear appropriate because of the uniqueness each rural community may have related to commercial use.

Typically, a rural community should have more than one of the following commercial uses:

- Food Market
- Service Station
- Drive-in Restaurant
- Bar or Tavern
- Auto Parts Store
- Barber/Beauty Shop
- Laundry
- General Hardware

Of course, a more complex variety of commercial uses are initiated into the community, as population, resource production, and transportation components demand increase.

Development Standards:

1. All commercial development should be reviewed pursuant to accepted community scale, architecture, and compatibility with surrounding uses.
2. The light and glare standards should be established for each community consistent with its major land-use characteristic, i.e., residential, resource service, tourist service, or institutional.
3. Division of commercial properties should be in accordance with the requirements of the State Subdivision Map Act and the Kern County Final Map Subdivision Ordinance.
4. Proper barriers, including walls, berms, and landscaping, should be provided where necessary to separate nonconforming uses or to camouflage unsightly areas, such as refuse or box bins.
5. Compact commercial units that are energy efficient and with direct pedestrian accessibility to neighborhood residents should be encouraged.
6. Vehicular traffic-oriented commercial development should be sited in appropriate areas with efficient accessibility that does not conflict with traffic movement patterns and rates. Access should be designed to minimize hazardous traffic conditions.
7. Provision of adequate off-street parking will be necessary.

LAND USE GUIDELINES - INDUSTRIAL

Heavy industrial use would not appear compatible with the intent and purpose of the rural community designation.

Development Standards:

1. All industrial development should be reviewed pursuant to accepted community scale, architecture, and compatibility with surrounding uses.
2. Industrial light and glare shall comply with the established community light and glare standards.
3. Outside storage should be appropriately screened on all sides.

4. Uses permitted within the industrial area should directly relate to the uniqueness and major land-use characteristic of the community, i.e., residential, resource service, tourist service, or institutional.

LAND USE GUIDELINES - RESOURCE, OPEN SPACE

1. No premature development should occur beyond the boundaries of the rural community which is directly related to said community unless the area within is fully developed and additional studies reveal necessity for expansion.

LAND USE GUIDELINES - INSTITUTIONAL AND PUBLIC SERVICE FACILITIES

1. Schools, parks, fire stations, libraries, Sheriff's substations, post offices, medical facilities other than commercial offices, public assembly buildings, and the like shall be reviewed as to location and site development by the County Planning Agency. Recommendations pursuant to Government Code Section 65402 requirements are necessary.

LAND USE GUIDELINES - GENERAL PROVISIONS

1. Each rural community designated on the Land Use, Open Space and Conservation Element Map Code 4.2 should, within a reasonable time, have a Specific Plan prepared and adopted for it pursuant to Government Code Sections 65450, et seq. Prior to adoption of the Rural Community Plan, an appropriate land use diagram shall be adopted through the appropriate General Plan amendment. Upon adoption of the Rural Community Plan, the applicable Interim Rural Community Plan Map within this Appendix shall be removed and included within Appendix A; the Plan Map Code indicating the community shall be amended from Map Code 4.2 to Map Code 4.1, Accepted County Plan.
2. Any development proposal within a two-mile radius of the plan area which exceeds 25 percent of the existing population or other like nonresource acreage would require a Specific Plan. If a Specific Plan has been prepared for the community, such a development proposal would require a Specific Plan amendment which would include addressing the entire community commensurate with the proposed development.

TABLE OF INTERIM RURAL COMMUNITY PLAN MAPS

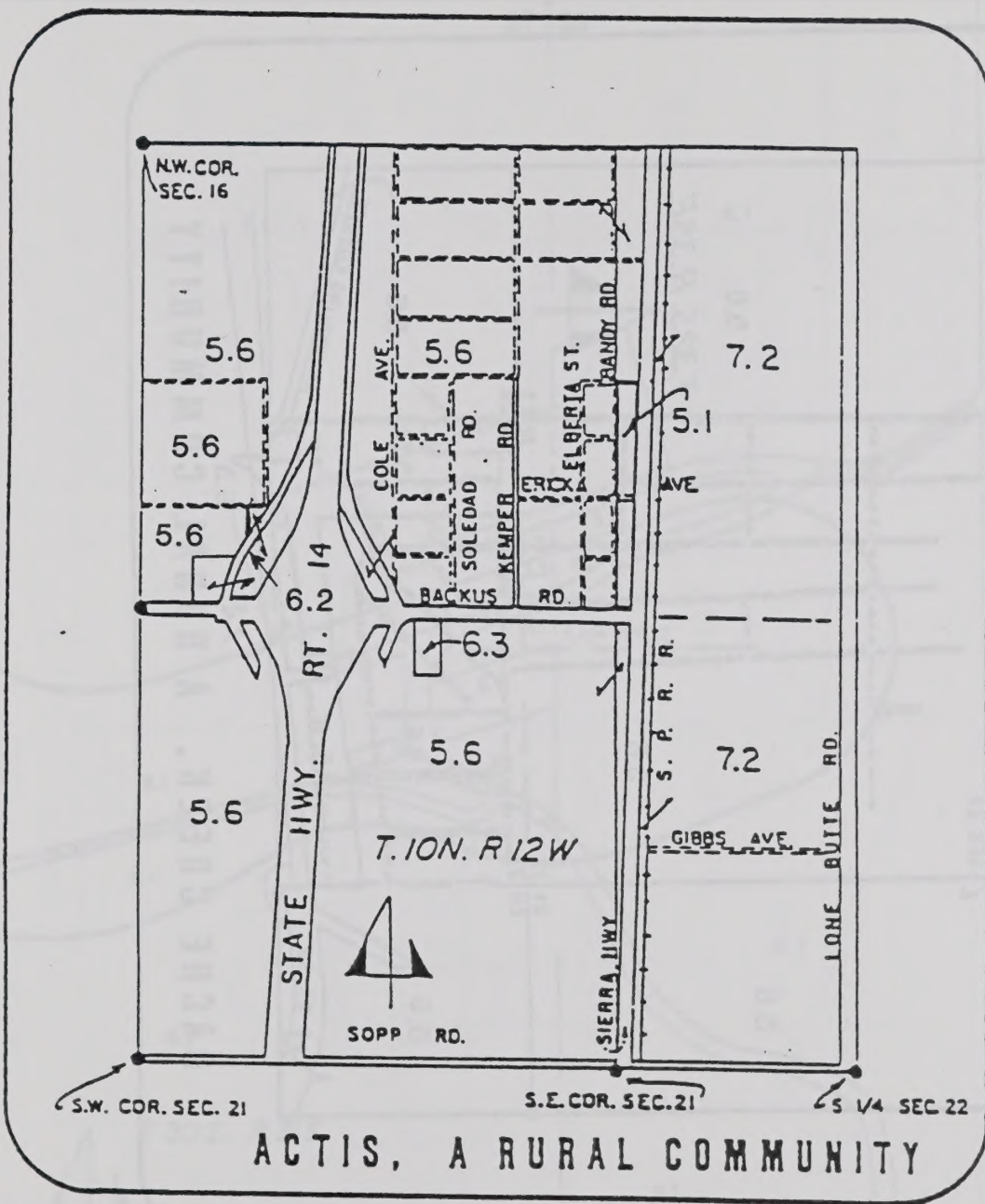
<u>RURAL COMMUNITY</u>	<u>PAGE</u>
Actis	228
Cache Creek	229
Caliente	230
Cantil	231
Fellows	232
Fremont	233
Jawbone Canyon	234
Mettler	235
Mexican Colony-Cherokee Strip	236
Paris-Lorraine	237
Pond	238
Randsburg-Johannesburg	239
Smith's Corner	240
Twin Oaks	241

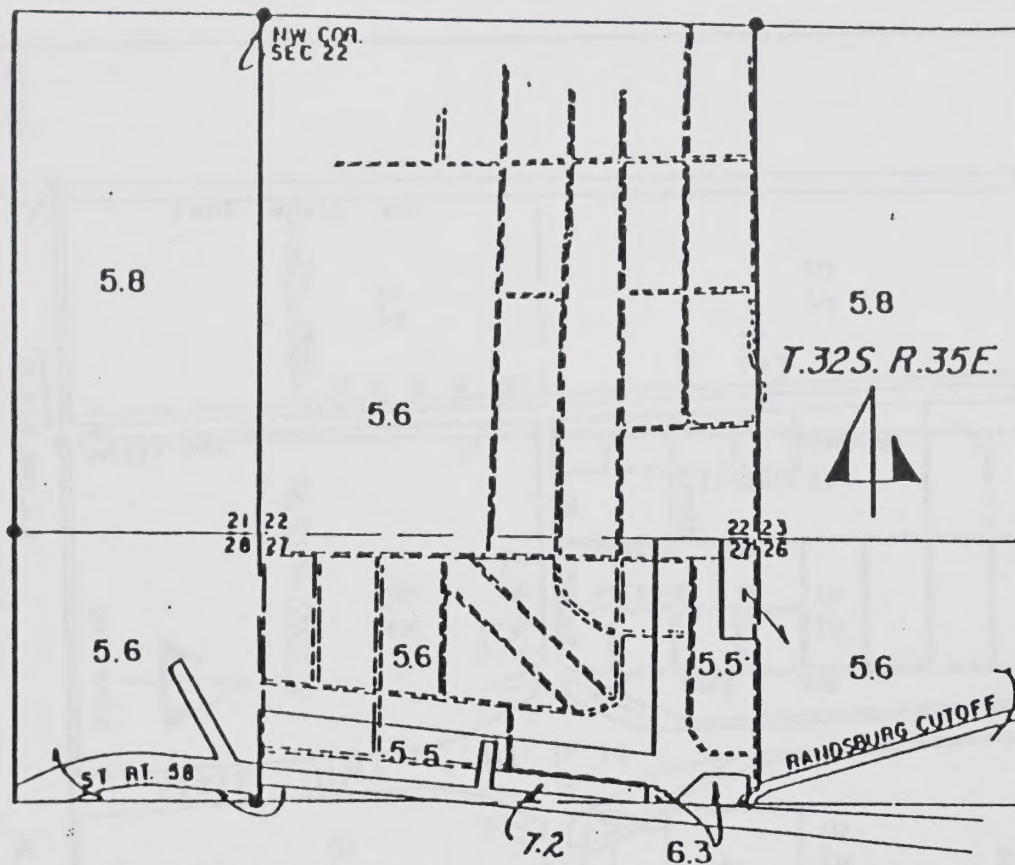
TABLE OF INTERVIEW SUBJECTS: COMMUNITY OF RURAL

Interviews were conducted in the community of Rural, Texas, during the summer of 1998. The subjects were selected from a list of names provided by the community leaders.

RURAL COMMUNITY

1	Mr. John Smith	Male	65	Farmer
2	Ms. Jane Doe	Female	55	Teacher
3	Mr. Bob Johnson	Male	70	Retired
4	Ms. Mary White	Female	60	Homemaker
5	Mr. David Brown	Male	45	Businessman
6	Ms. Susan Green	Female	50	Librarian
7	Mr. Michael Black	Male	60	Police Officer
8	Ms. Patricia Gray	Female	55	Social Worker
9	Mr. Robert King	Male	75	Retired
10	Ms. Linda Lee	Female	65	Homemaker
11	Mr. James Hall	Male	50	Businessman
12	Ms. Karen Scott	Female	40	Teacher
13	Mr. Thomas Young	Male	60	Farmer
14	Ms. Elizabeth Cook	Female	55	Homemaker
15	Mr. Christopher Bell	Male	45	Businessman
16	Ms. Rebecca Adams	Female	35	Teacher
17	Mr. Daniel Miller	Male	55	Retired
18	Ms. Ashley Davis	Female	40	Homemaker
19	Mr. Benjamin Wilson	Male	65	Businessman
20	Ms. Victoria Moore	Female	50	Teacher
21	Mr. Gregory Taylor	Male	70	Retired
22	Ms. Courtney Baker	Female	30	Student
23	Mr. Steven Nelson	Male	60	Farmer
24	Ms. Kristina Hill	Female	45	Homemaker
25	Mr. Tyler Evans	Male	35	Student
26	Ms. Hannah King	Female	55	Homemaker
27	Mr. Jacob Lee	Male	40	Businessman
28	Ms. Chloe Scott	Female	30	Student
29	Mr. Alexander Young	Male	60	Retired
30	Ms. Sophia Hall	Female	45	Homemaker
31	Mr. Benjamin King	Male	50	Businessman
32	Ms. Isabella Lee	Female	35	Student
33	Mr. Daniel Scott	Male	65	Retired
34	Ms. Ava Young	Female	25	Student
35	Mr. Noah Hall	Male	55	Businessman
36	Ms. Charlotte King	Female	40	Homemaker
37	Mr. William Lee	Male	70	Retired
38	Ms. Amelia Scott	Female	30	Student
39	Mr. James Young	Male	60	Farmer
40	Ms. Elizabeth Hall	Female	50	Homemaker
41	Mr. Christopher King	Male	45	Businessman
42	Ms. Victoria Lee	Female	35	Student
43	Mr. Gregory Scott	Male	65	Retired
44	Ms. Courtney Young	Female	25	Student
45	Mr. Steven Hall	Male	55	Businessman
46	Ms. Kristina King	Female	40	Homemaker
47	Mr. Benjamin Lee	Male	70	Retired
48	Ms. Isabella Scott	Female	35	Student
49	Mr. Daniel Young	Male	60	Farmer
50	Ms. Ava Hall	Female	25	Student





CACHE CREEK, A RURAL COMMUNITY

CANTIL, A RURAL COMMUNITY

NW COR. SEC. 6

NE COR. SEC. 6

8.4

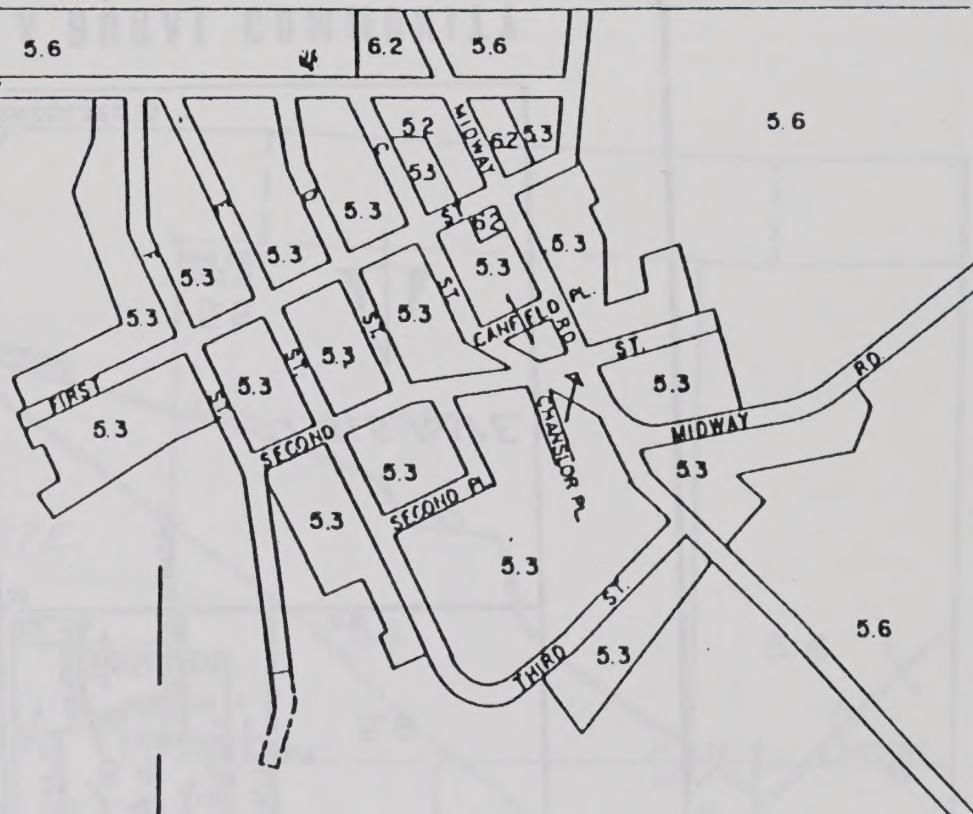
5.6

6.2

5.6

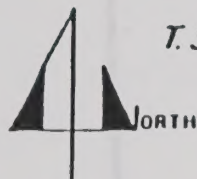
BROADWAY

5.6



5.6

T.32S. R.23E.

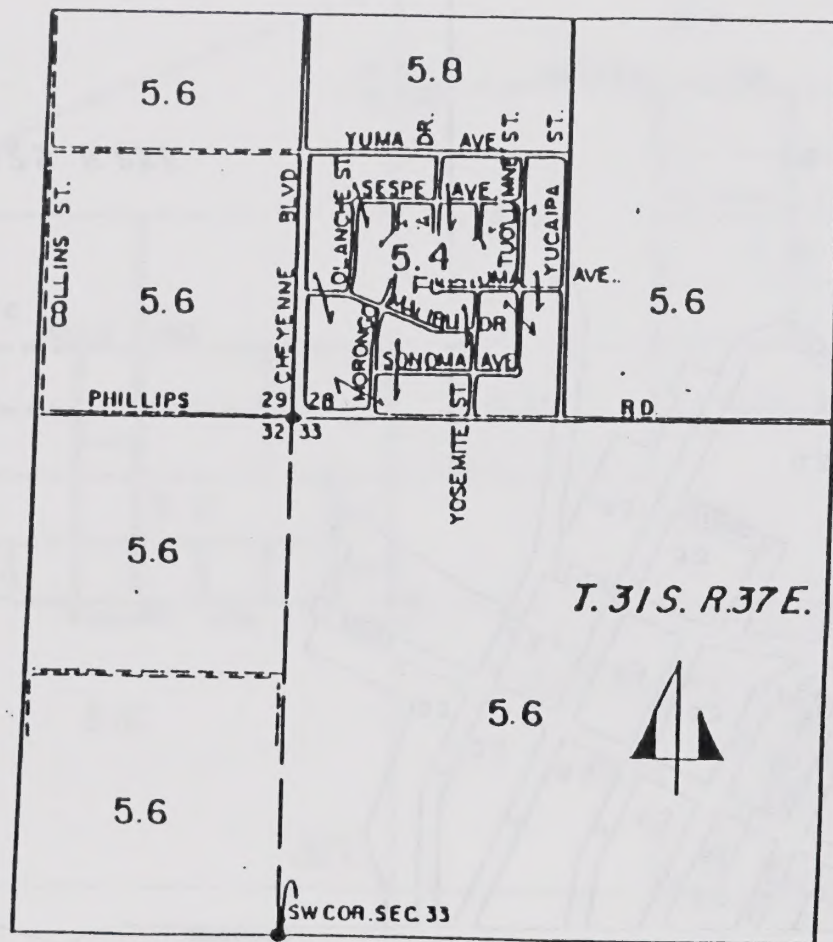


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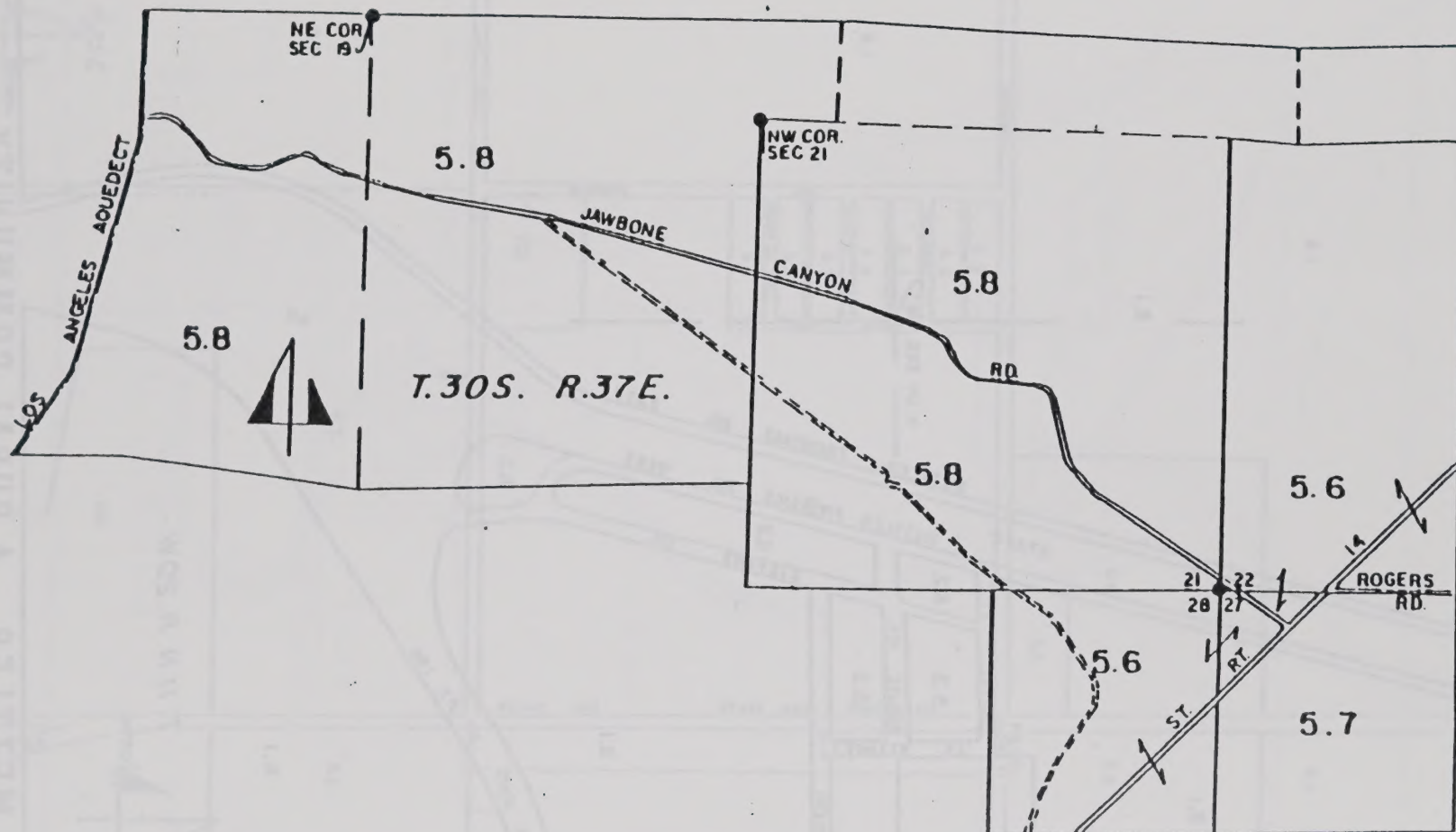
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E 1/4 SEC. 6

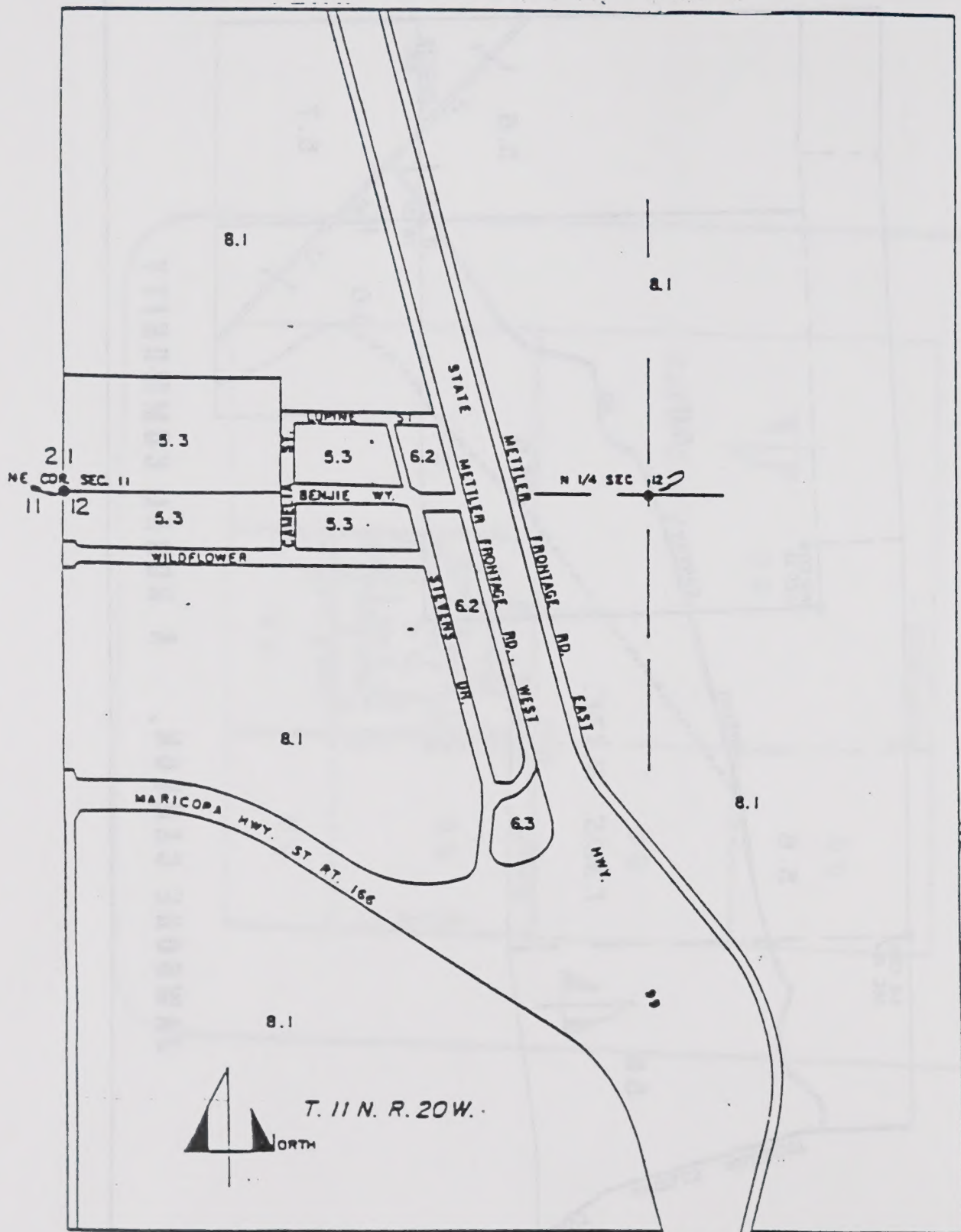
FELLOWS, A RURAL COMMUNITY



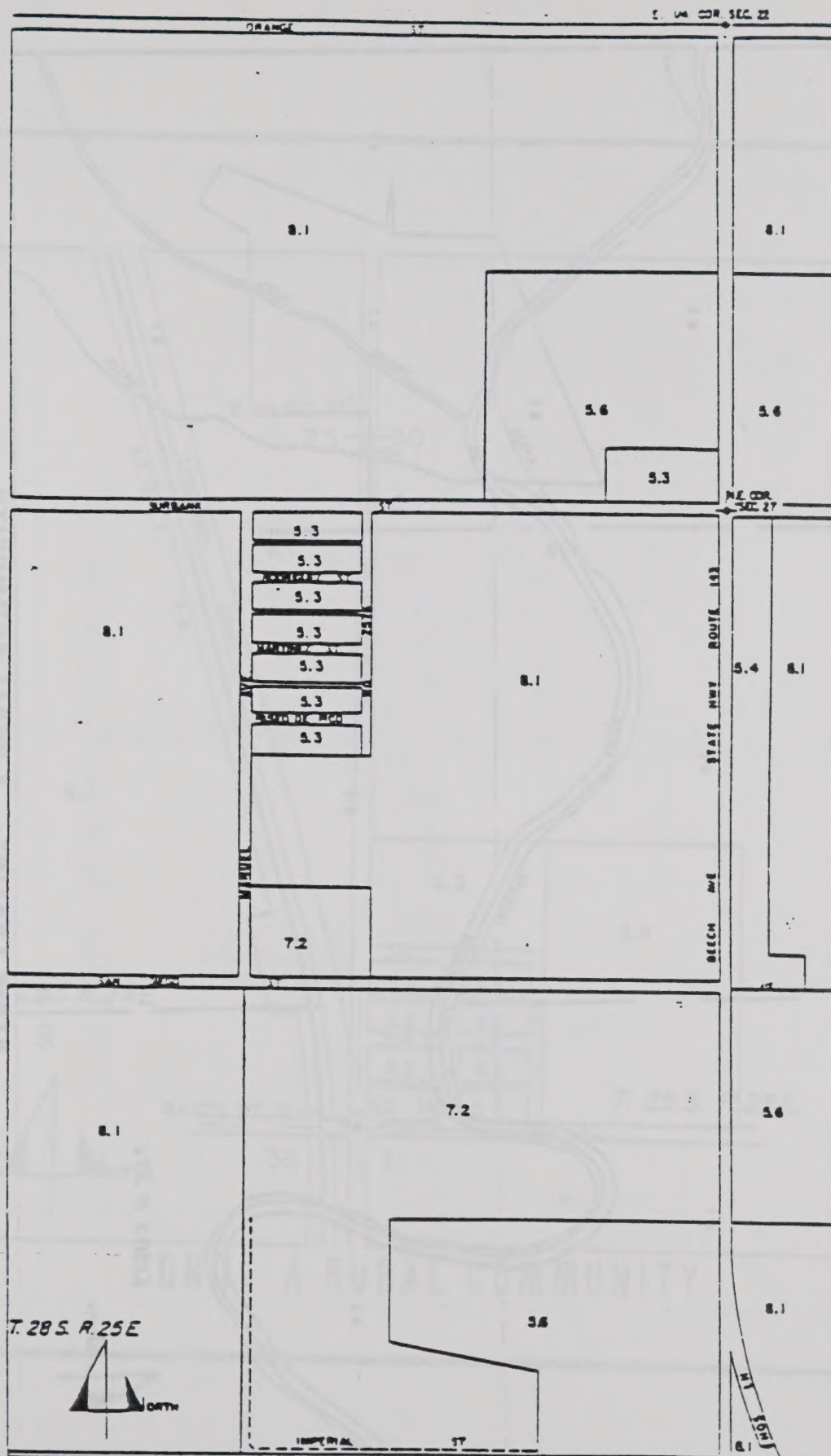
FREMONT, A RURAL COMMUNITY



JAWBONE CANYON, A RURAL COMMUNITY



METTLER, A RURAL COMMUNITY

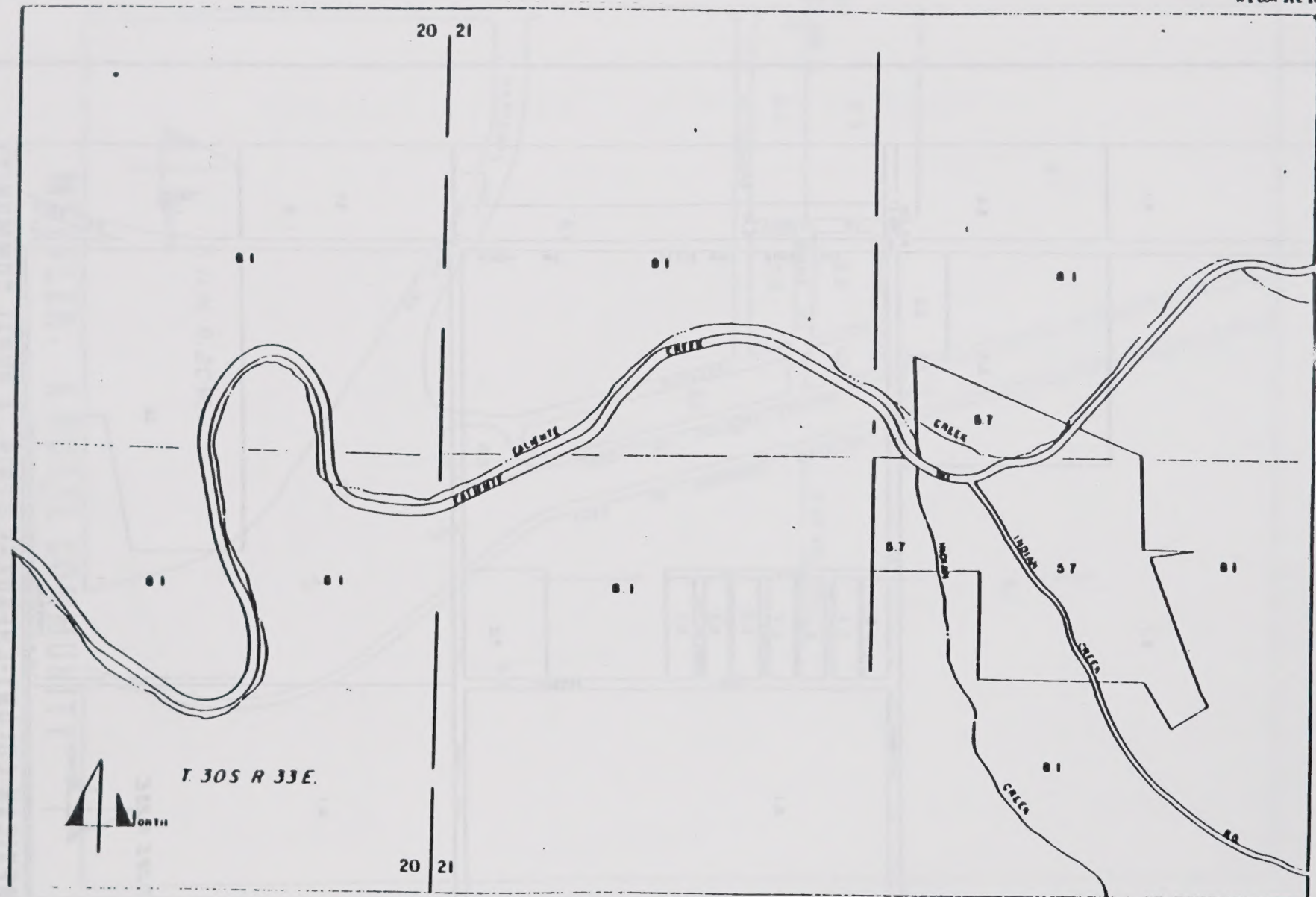


MEXICAN COLONY-CHEROKEE STRIP, A RURAL COMMUNITY

N E COR SEC 21

20 21

237



T. 30S R. 33E.

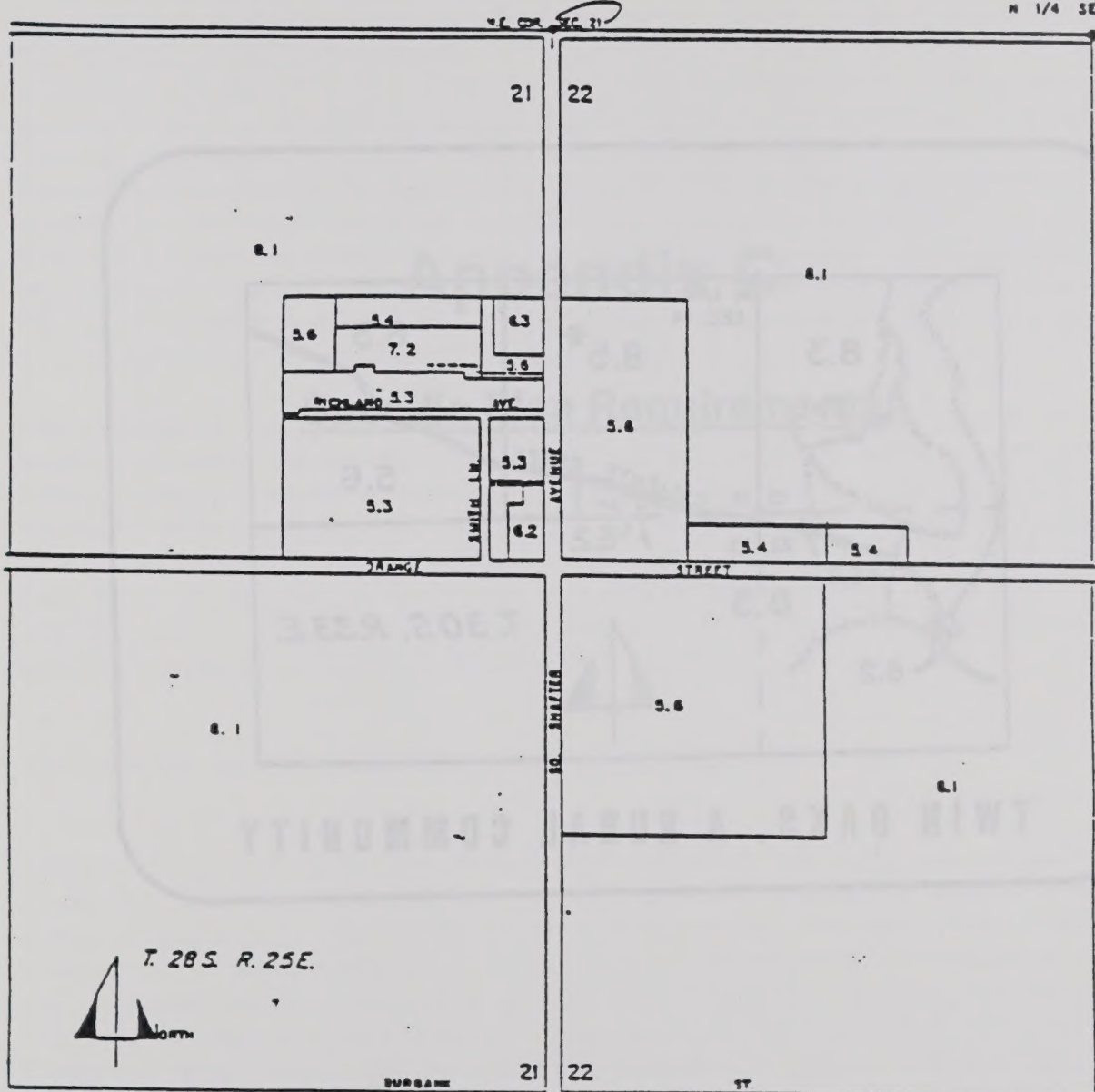


20 21

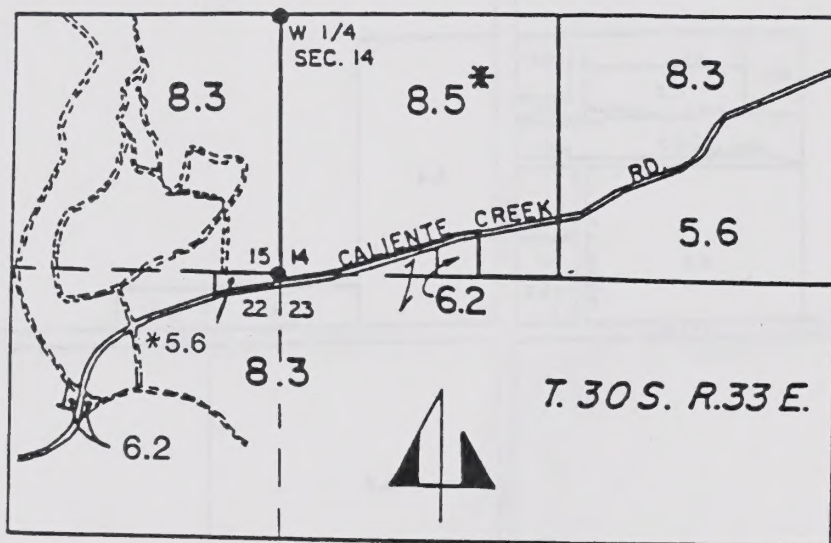
PARIS-LORRAINE, A RURAL COMMUNITY

RANDSBURG-JOHANNESBURG, A RURAL COMMUNITY

N 1/4 SEC. 22



SMITH'S CORNER, A RURAL COMMUNITY



TWIN OAKS, A RURAL COMMUNITY

Appendix C

APPENDIX C

SPECIFIC PLAN REQUIREMENTS

A specific plan is a tool for the systematic implementation of the general plan, in accordance with Government Code Sections 65450 - 65457. It effectively establishes a link between implementing policies of the general plan and the individual development proposals in a defined area. A specific plan may be as general as setting forth broad policy concepts, or as detailed as providing direction to every facet of development from the type, location and intensity of uses to the design and capacity of infrastructure; from the resources used to finance public improvements to the design guidelines of a subdivision. This may include the creation of a service area or special district for waste disposal, provision of adequate street improvements, provision of public facilities or the reservation of land and system of funding for such facilities, drainage, and flood control measures, provision of suitable public access, reservation of open space areas, architectural design control, landscape design, etc.

The initiation of the specific plan process may be motivated by any number of factors including development issues or the efforts of private property owners, elected officials, citizen groups, or the local planning agency. As with a general plan, the authority for adoption of the specific plan is vested in the local legislative body pursuant to Government Code Section 65453(a). However, unlike the general plan, which is required to be adopted by resolution, two options are available for the adoption of a specific plan: 1) adoption by resolution, which is designed to be policy driven or 2) adoption by ordinance, which is regulatory by design.

SPECIFIC PLAN DEVELOPMENT REQUIREMENTS

Specific Plans may be required for developments other than "land projects" (as defined under the Land Use, Open Space, and Conservation Element's Special Treatment Areas' Assumptions section) in areas designated by the Kern County Planning Department or the County Board of Supervisors (Government Code Section 65450). Any developer wishing to initiate a project within a Specific Plan Required (Map Code 4.3) area may apply to the Planning Department for designation of a Specific Plan (Map Code 4.1) area through the General Plan Amendment process and preparation of a Specific Plan. The fee for such a plan is set forth on the latest approved Kern County Planning Department fee schedule.

Developers also will be required to submit an environmental assessment form to the Planning Department, and a determination will be made by Planning Staff as to whether an environmental impact report (EIR) will be required. Normally, such reports are required for Specific Plans. The fee for preparation of an EIR is set forth on the latest

approved Kern County Planning Department fee schedule. Further information on EIR requirements is available from the Kern County Planning Department.

The processing of a Specific Plan requires a General Plan Amendment to Accepted County Plan Area (Map Code 4.1), in conjunction with the full text and details of the Specific Plan proposal. The General Plan establishes an acceptable minimum standard of development, while the intent of a Specific Plan may be to provide an increased level of development standards than normally found in the area surrounding the project site.

The Specific Plan Required area shall be developed pursuant to the requirements set forth below:

1. The Specific Plans must conform to Government Code Sections 65450, et seq.
2. It is the policy of the Planning Department to require developers to prepare draft Specific Plans for submission to the Planning staff. Much of the data a developer must provide for the environmental document also are required for the Specific Plan and it is expected that the two documents will be closely related.
3. Specific Plans are intended as tools for the systematic execution of the General Plan, and they, therefore, are to include all detailed regulations, conditions, programs, and proposed legislation which shall be necessary or desirable for the systematic implementation of each element of the General Plan. The elements which are to be addressed within the Specific Plan text are as follows:
 1. Land Use Element
 2. Circulation Element
 3. Housing Element
 4. Conservation Element
 5. Open Space Element
 6. Noise Element
 7. Safety Element

SPECIFIC PLAN CONTENTS

Below is a summary of those items which should be included or discussed in a Specific Plan. The Planning Department may require from the developer such other information as the staff deems necessary in evaluating the proposed project. Staff will determine the necessary information to evaluate the developer's proposal. The intent of such Specific Plan is to focus on only those issues which are deemed necessary by the Department.

The Specific Plan must contain a viable implementation program. It is incumbent that the applicant/developer provides all necessary information the plan may require and,

further, provide the necessary assurance that the requirements of the State law and the Specific Plan can be fulfilled.

The provisions set forth in this General Plan text and accompanying maps shall apply, in the absence of different, more restrictive provisions, in any adopted Specific or Areawide Plan document or applicable precise development plan.

Section 65451 of the Government Code mandates that a specific plan be structured as follows:

- (a) A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:
 - (1) The distribution, location, and extent of these uses of land, including open space, within the area covered by the plan.
 - (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and energy conservation, and other essential facilities and services proposed to be located within the area covered by the plan and needed to support land uses described in the plan.
 - (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
 - (4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary carry out paragraphs (1), (2), and (3).
 - (b) The specific plan shall include a statement of the relationship of the specific plan to the general plan.
1. A public service and facility component will be required to be included in Specific Plans. Specific Plans shall require the implementation of a Precise Development combining district or other implementation for all commercial/industrial or multi-family residential development to implement the policies of the document. The public service and facility analysis shall follow the County of Kern Residential Fiscal Impact Analysis Guidelines. If no residential land use is proposed for the Specific Plan, then impacts will be analyzed and mitigated through the Environmental Document.
- (a) A cost and revenue analysis and long-term plan for the provision of services;
 - (b) An infrastructure capital improvement plan specifying ongoing operating and

maintenance costs and revenues; and

- (c) A financing plan which assumes adequate funding for required capital Improvement investments and for ongoing operating and maintenance costs.

ENVIRONMENTAL EVALUATION CRITERIA

After the draft Specific Plan has been completed, it is to be referred to the Plan Development Division for evaluation along with a draft EIR (if required). The staff will consider a number of factors in determining whether the plan is appropriate for the area concerned.

A major goal of the specific planning process is to ensure that development occurs in an orderly fashion, with due regard to environmental factors. The Planning staff will view each project not as an isolated development but as a part of the overall fabric of the Countywide General Plan. It is the relationship between the proposed development, the surrounding area, and Kern County as a whole, which is of paramount concern. Appropriate attention to this relationship will speed the evaluation of proposals. The developer also should be sure that his proposals are consistent with standards and policies established in the various adopted elements of the Kern County General Plan as well as other applicable ordinances and regulations, such as zoning, land division, health, building codes, development standards, etc.

If a Specific Plan Required area, Map Code 4.3, is subdivided prior to adoption of a formal Specific Plan, the Map Code 4.3 designation shall be reviewed for amendment or recession. The recession, through a publicly noticed General Plan Amendment process, shall be based on the practicality of a Specific Plan on the remainder of the property.

INDEX OF SPECIFIC PLAN REQUIRED AREAS

GENERAL PLAN MAP CODE 4.3

<u>Project Name</u>	<u>Acres</u>	<u>Page</u>
Aerial Acres	2,100	249
Alpine Forest.....	3,515	250
Ancient Valley	4,978.5	251
Bear Trap	669	252
Bella Vista Hills	688.5	253
Buena Vista Hills.....	2,089	254
Castac.....	350	255
Comanche	580	256
Cottonwood.....	320	257
Cummings Peak	50	258
Cummings Ranch	2,560	259
Dutch Flat	971	260
Grapevine Commercial	360	261
Hot Springs Valley	154	262
The Remainder of Hudson Ranch	252.5	263
Joshua Heights	7,680	264
Lebec.....	370	265
Los Alamos	1,150	266
Mackenzie	88	267
Natcha Mesa.....	210	268
Neumarkel	438	269
Oso Canyon.....	1,440	270
Rattlesnake Springs.....	1,117	271
Saltdale.....	605	272
Sorrell Peak	1,280	273
Stallion Springs Phase III.....	6,021	274
Tejon Canyon North.....	600	275
Tejon Canyon Resort.....	240	276
Tejon Canyon South	1,250	277
Tejon Creek #1	3,460	278
Tejon Creek #2	262	279
Tejon Hills	5,115	280
Tunis Creek	650	281
Tunis Ridge.....	650	282
Vista Peak #1.....	1,000	283
Vista Peak #2.....	1,140	284
White Wolf	4,100	285
Winters Ridge	350	286

INDEX OF SPECIFIC PLANT RESERVATION AREAS

GENERAL PLANT MAP CODES

Plant Name	Area	Code
Abies	2.100	100
Adiantum	2.100	100
Andromeda	2.100	100
Asplenium	2.100	100
Betula	2.100	100
Carex	2.100	100
Cornus	2.100	100
Cotoneaster	2.100	100
Cypripedium	2.100	100
Daphne	2.100	100
Dielsia	2.100	100
Epiphyllum	2.100	100
Hamamelis	2.100	100
Hebe	2.100	100
Juniperus	2.100	100
Larix	2.100	100
Leucodermis	2.100	100
Malus	2.100	100
Metaxa	2.100	100
Myrica	2.100	100
Nerax	2.100	100
Opuntia	2.100	100
Picea	2.100	100
Pinus	2.100	100
Podocarpus	2.100	100
Quercus	2.100	100
Rosa	2.100	100
Saxifraga	2.100	100
Salix	2.100	100
Scilla	2.100	100
Senecio	2.100	100
Staphylea	2.100	100
Taxus	2.100	100
Thalictrum	2.100	100
Ulmus	2.100	100
Viburnum	2.100	100
Yucca	2.100	100

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Aerial Acres (proposed)

Clay Mine Road, East Kern

(Project Name)

(General Area)

LEGAL DESCRIPTION (General): Portions of Sec.34, 35 T32S, R39E, MDB&M; Portion of Sec. 6 T11N, R8W and Portion of Sec. 31 T12N, R8W and Portion of Sec. 36 T12N, R9W and Portion of Sec. 2 T11N, R9W, SBB&M

TOTAL PROJECT AREA: 2,100 ACRES

ACREAGE

1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		5
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES (SPECIAL USES)		5
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL	RECOMMENDED # OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE	46	58
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT	812	2,032
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC) (MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 858 Acres 2,100

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Alpine Forest (proposed)

Cummings Mountain

(Project Name)

(General Area)

LEGAL DESCRIPTION (General): T12N, R16W; T12N, R15W; T11N, R16W; T11N, R15W, SBB&M

TOTAL PROJECT AREA: 3,515 ACRES

			ACREAGE
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		10
3.2	EDUCATIONAL FACILITIES		5
3.3	OTHER FACILITIES (SPECIAL USES)		15
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL	RECOMMENDED # OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE	644	230
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT	1,044	2,610
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		10
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		635
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 1,688 Acres 3,515

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Ancient Valley (proposed)

Solidad Mountain, West of 14

(Project Name)

(General Area)

LEGAL DESCRIPTION (General): Portions of T10N, R12W & T10N, R13W, SBB&M

TOTAL PROJECT AREA: 4,978.5 ACRES

			ACREAGE
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		10
3.2	EDUCATIONAL FACILITIES		15
3.3	OTHER FACILITIES (SPECIAL USES)		25
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL	RECOMMENDED # OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE	20	25
5.5	MAXIMUM 1 UNITS/NET ACRE	1,608	3,860
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		10
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		20
7.2	SERVICE INDUSTRIAL		13.5
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)	50	1,000

TOTAL: Recommended Units 1,678 Acres 4,978.5

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Bear Trap (proposed)

(Project Name)

Tejon Ranch

(General Area)

LEGAL DESCRIPTION (General): Portions of Sections 25, 26, 35, & 36, T10N, R18W, SBB&M

TOTAL PROJECT AREA: 669 ACRES

				ACREAGE
1.	NONJURISDICTIONAL			
1.1	STATE AND FEDERAL LAND			
1.2	INCORPORATED CITIES			
3.	PUBLIC FACILITIES			
3.1	PUBLIC AND PRIVATE RECREATION AREAS			4
3.2	EDUCATIONAL FACILITIES			
3.3	OTHER FACILITIES (SPECIAL USES)			
3.4	SOLID WASTE FACILITIES			
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY			
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY			
5.	RESIDENTIAL	RECOMMENDED # OF UNITS		
5.1	MAXIMUM 29 UNITS/NET ACRE			
5.2	MAXIMUM 16 UNITS/NET ACRE			
5.3	MAXIMUM 10 UNITS/NET ACRE	322		46
5.4	MAXIMUM 4 UNITS/NET ACRE			
5.5	MAXIMUM 1 UNITS/NET ACRE			
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT			
5.7	MAXIMUM 5 GROSS ACRES/UNIT			
5.8	MAXIMUM 20 GROSS ACRES/UNIT			
6.	COMMERCIAL			
6.1	MAJOR COMMERCIAL			
6.2	GENERAL COMMERCIAL			
6.3	HIGHWAY COMMERCIAL			
7.	INDUSTRIAL			
7.1	LIGHT INDUSTRIAL			
7.2	SERVICE INDUSTRIAL			
7.3	HEAVY INDUSTRIAL			
8.	RESOURCE			
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)			
8.2	RESOURCE RESERVE (MIN. 20 AC)			
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	31		619
		(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM			
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)			

TOTAL: Recommended Units 353 Acres 669

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Bella Vista Hills (proposed)

(Project Name)

South of Weldon

(General Area)

LEGAL DESCRIPTION (General): Portion of Sections 22, 23, & 26, T26S, R34E, MDB&M

TOTAL PROJECT AREA: 688.5 ACRES

				ACREAGE
1.	NONJURISDICTIONAL			
1.1	STATE AND FEDERAL LAND			
1.2	INCORPORATED CITIES			
3.	PUBLIC FACILITIES			
3.1	PUBLIC AND PRIVATE RECREATION AREAS			73
3.2	EDUCATIONAL FACILITIES			
3.3	OTHER FACILITIES (SPECIAL USES)			18
3.4	SOLID WASTE FACILITIES			
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY			
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY			
5.	RESIDENTIAL	RECOMMENDED # OF UNITS		
5.1	MAXIMUM 29 UNITS/NET ACRE			
5.2	MAXIMUM 16 UNITS/NET ACRE	464		41.5
5.3	MAXIMUM 10 UNITS/NET ACRE	308		44
5.4	MAXIMUM 4 UNITS/NET ACRE	103		37
5.5	MAXIMUM 1 UNITS/NET ACRE	182		182
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT	2		5
5.7	MAXIMUM 5 GROSS ACRES/UNIT	3		18.5
5.8	MAXIMUM 20 GROSS ACRES/UNIT			
6.	COMMERCIAL			
6.1	MAJOR COMMERCIAL			
6.2	GENERAL COMMERCIAL			7
6.3	HIGHWAY COMMERCIAL			
7.	INDUSTRIAL			
7.1	LIGHT INDUSTRIAL			
7.2	SERVICE INDUSTRIAL			
7.3	HEAVY INDUSTRIAL			
8.	RESOURCE			
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)			
8.2	RESOURCE RESERVE (MIN. 20 AC)			
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)			
	(MIN. 20 AC)			
8.4	MINERAL AND PETROLEUM			
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)	13		262.5

TOTAL: Recommended Units 1,075 Acres 688.5

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Buena Vista Hills **(proposed)**

Buena Vista Golf Course

(Project Name)

(General Area)

LEGAL DESCRIPTION (General): Portions of Sections 8, 13-15, & 24, T31S, R25E, MDB&M

TOTAL PROJECT AREA: 2,089 ACRES

			ACREAGE
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		94
3.2	EDUCATIONAL FACILITIES		8
3.3	OTHER FACILITIES (SPECIAL USES)		16
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
5.	RESIDENTIAL	# OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE	448	40
5.3	MAXIMUM 10 UNITS/NET ACRE	140	20
5.4	MAXIMUM 4 UNITS/NET ACRE	376	139.5
5.5	MAXIMUM 1 UNITS/NET ACRE	640	801
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT	366	915
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		10
6.3	HIGHWAY COMMERCIAL		5
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)	2	40.5

TOTAL: Recommended Units 1,972 Acres 2,089

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Castac (proposed)

(Project Name)

Tejon Ranch @ Lebec

(General Area)

LEGAL DESCRIPTION (General): Portions of Sections 17-20, T9N, R18W, SBB&M

TOTAL PROJECT AREA: 350 ACRES

			ACREAGE
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		13
3.2	EDUCATIONAL FACILITIES		4
3.3	OTHER FACILITIES (SPECIAL USES)		2
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL	RECOMMENDED # OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	987	141
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		3
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	2	187
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 989 Acres 350

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Commanche (proposed)

(Project Name)

Tejon Ranch

(General Area)

LEGAL DESCRIPTION (General): Portions of Sections 30-32, T32S, R30E, MDB&M

TOTAL PROJECT AREA: 580 ACRES

			ACREAGE
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		3
3.2	EDUCATIONAL FACILITIES		2
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL	RECOMMENDED # OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	245	35
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		2
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	27	538
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 272 Acres 580

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Cottonwood (proposed)

(Project Name)

Tejon Ranch

(General Area)

LEGAL DESCRIPTION (General): Portions of Sections 8-10, T10N, R16W, SBB&M

TOTAL PROJECT AREA: 320 ACRES

			ACREAGE
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		7
3.2	EDUCATIONAL FACILITIES		2
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL	RECOMMENDED # OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	567	81
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		3
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	11	227
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 578 Acres 320

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Cummings Peak (proposed)

(Project Name)

Cummings Mountain

(General Area)

LEGAL DESCRIPTION (General): Portions of Section 9, T11N, R16W, SBB&M

TOTAL PROJECT AREA: 50 ACRES

			ACREAGE
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL	RECOMMENDED # OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT	10	50
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 10 Acres 50

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Cummings Ranch (proposed)

North Cummings Mountain

(Project Name)

(General Area)

LEGAL DESCRIPTION (General): Portions of Sections 32-34, T12N, R16W, SBB&M; Section 31, T32S, R32E,

MDB&M

TOTAL PROJECT AREA: 2,560 ACRES

ACREAGE

1. NONJURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES (SPECIAL USES)
- 3.4 SOLID WASTE FACILITIES
- 3.5 HAZARDOUS WASTE DISPOSAL LAND FACILITY
- 3.6 HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY

5. RESIDENTIAL

RECOMMENDED
OF UNITS

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MAXIMUM 1 UNITS/NET ACRE
- 5.6 MAXIMUM 2.5 GROSS ACRES/UNIT
- 5.7 MAXIMUM 5 GROSS ACRES/UNIT
- 5.8 MAXIMUM 20 GROSS ACRES/UNIT

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20 AC)
- 8.2 RESOURCE RESERVE (MIN. 20 AC)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80 AC)
- (MIN. 20 AC)
- 8.4 MINERAL AND PETROLEUM
- 8.5 RESOURCE MANAGEMENT (MIN. 20 AC)

128

2,560

TOTAL:

Recommended Units

128

Acres

2,560

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Dutch Flat (proposed)

(Project Name)

West Lake Isabella

(General Area)

LEGAL DESCRIPTION (General): Portions of Sections 12-14 & 24, T26S, R32E, MDB&M

TOTAL PROJECT AREA: 971 ACRES

				ACREAGE
1.	NONJURISDICTIONAL			
1.1	STATE AND FEDERAL LAND			
1.2	INCORPORATED CITIES			
3.	PUBLIC FACILITIES			
3.1	PUBLIC AND PRIVATE RECREATION AREAS			2
3.2	EDUCATIONAL FACILITIES			
3.3	OTHER FACILITIES (SPECIAL USES)			
3.4	SOLID WASTE FACILITIES			
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY			
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY			
5.	RESIDENTIAL	RECOMMENDED # OF UNITS		
5.1	MAXIMUM 29 UNITS/NET ACRE			
5.2	MAXIMUM 16 UNITS/NET ACRE			
5.3	MAXIMUM 10 UNITS/NET ACRE			
5.4	MAXIMUM 4 UNITS/NET ACRE			
5.5	MAXIMUM 1 UNITS/NET ACRE	10		10
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT	133		334.5
5.7	MAXIMUM 5 GROSS ACRES/UNIT	40		201.5
5.8	MAXIMUM 20 GROSS ACRES/UNIT	3		61
6.	COMMERCIAL			
6.1	MAJOR COMMERCIAL			
6.2	GENERAL COMMERCIAL			1
6.3	HIGHWAY COMMERCIAL			
7.	INDUSTRIAL			
7.1	LIGHT INDUSTRIAL			
7.2	SERVICE INDUSTRIAL			
7.3	HEAVY INDUSTRIAL			
8.	RESOURCE			
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)			
8.2	RESOURCE RESERVE (MIN. 20 AC)	18		361
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)			
	(MIN. 20 AC)			
8.4	MINERAL AND PETROLEUM			
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)			

TOTAL: Recommended Units 204 Acres 971

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Grapevine Commercial (proposed)

(Project Name)

I-5 @ Grapevine Interchange

(General Area)

LEGAL DESCRIPTION (General): Portions of Sections 17-20, T10N, R19W, SBB&M

TOTAL PROJECT AREA: 360 ACRES

			ACREAGE
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL	RECOMMENDED # OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		360
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 0 Acres 360

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Hot Springs Valley (proposed)

Lake Isabella Community

(Project Name)

(General Area)

LEGAL DESCRIPTION (General): Portions of W/2 of Section 31, T26S, R33E and Portion of Section 6, T27S, R33E, MDB&M

TOTAL PROJECT AREA: 154 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS	97	
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES (SPECIAL USES)	6	
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
			RECOMMENDED # OF UNITS
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE	109	39
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL	12	
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 109 Acres 154

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Remainder of Hudson Ranch (proposed)

(Project Name)

Klipstein Canyon

(General Area)

LEGAL DESCRIPTION (General): T10N, R24W SBB&M

TOTAL PROJECT AREA: 252.5 ACRES

			ACREAGE
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL	RECOMMENDED # OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		252.5
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units _____ Acres 252.5

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Joshua Heights (proposed)

(Project Name)

South of Rancho La Liebre

(General Area)

LEGAL DESCRIPTION (General): T9N, R16W, SBB&M

TOTAL PROJECT AREA: 7,680 ACRES

			ACREAGE
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		10
3.2	EDUCATIONAL FACILITIES		5
3.3	OTHER FACILITIES (SPECIAL USES)		20
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL	RECOMMENDED # OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT	2,400	6,000
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		5
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)	82	1,640
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 2,482 Acres 7,680

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Lebec (proposed)

Tejon Ranch
(General Area)

(Project Name)

LEGAL DESCRIPTION (General): Portions of Sections 4, 9, 10, & 15, T9N, R19W, SBB&M

TOTAL PROJECT AREA: 370 ACRES

ACREAGE

1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL	RECOMMENDED # OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		100
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		270
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 0 Acres 370

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Los Alamos (proposed)

(Project Name)

Tejon Ranch

(General Area)

LEGAL DESCRIPTION (General): Portion of Section 36, T9N, R18W and Portions of Sections 31 & 32, T9N, R17W, SBB&M

TOTAL PROJECT AREA: 1,150 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL	RECOMMENDED # OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT	50	250
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	45	900
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 95 Acres 1,150

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

MacKenzie (proposed)

Water Canyon - Tehachapi

(Project Name)

(General Area)

LEGAL DESCRIPTION (General): Portion of Section 31, T32S, R33E, MDB&M

TOTAL PROJECT AREA: 88 ACRES

ACREAGE

1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		10
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL	RECOMMENDED # OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE	19	23
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		55

TOTAL: Recommended Units 19 Acres 88

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Natcha Mesa (proposed)

(Project Name)

Tejon Ranch

(General Area)

LEGAL DESCRIPTION (General): Portions of Sections 4 & 9, T9N, R18W, SBB&M

TOTAL PROJECT AREA: 210 ACRES

			ACREAGE
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		15
3.2	EDUCATIONAL FACILITIES		4
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL	RECOMMENDED # OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	1,057	151
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		4
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	1	36
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 1,058 Acres 210

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Neumarkel (proposed)

Highway 58 & Neumarkel Road

(Project Name)

(General Area)

LEGAL DESCRIPTION (General): Section 28, T30S, R30E, MDB&M

TOTAL PROJECT AREA: 438 ACRES

			ACREAGE
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL	RECOMMENDED # OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE	56	70
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		22
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		346
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 56 Acres 438

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Oso Canyon (proposed)

(Project Name)

Tejon Ranch

(General Area)

LEGAL DESCRIPTION (General): Portions of Sections 28-33, T9N, R18W, SBB&M

TOTAL PROJECT AREA: 1,440 ACRES

			ACREAGE
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		5
3.2	EDUCATIONAL FACILITIES		2
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL	RECOMMENDED # OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	371	53
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		15
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	68	1,365
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 439 Acres 1,440

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Rattlesnake Springs (proposed)

South of Wofford Heights

(Project Name)

(General Area)

LEGAL DESCRIPTION (General): Portions of Sections 5-8 and 31, T26S, R33E, MDB&M

TOTAL PROJECT AREA: 1,117 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS	<u>15</u>	
3.2	EDUCATIONAL FACILITIES	<u>3</u>	
3.3	OTHER FACILITIES (SPECIAL USES)	<u>17</u>	
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL		
		RECOMMENDED # OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE	<u>315</u>	<u>14</u>
5.2	MAXIMUM 16 UNITS/NET ACRE	<u>702</u>	<u>54</u>
5.3	MAXIMUM 10 UNITS/NET ACRE	<u>280</u>	<u>40</u>
5.4	MAXIMUM 4 UNITS/NET ACRE	<u>567</u>	<u>227</u>
5.5	MAXIMUM 1 UNITS/NET ACRE	<u>119</u>	<u>225</u>
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT	<u>3</u>	<u>64</u>
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		<u>30</u>
6.2	GENERAL COMMERCIAL		<u>18</u>
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)	<u>20</u>	<u>410</u>

TOTAL: Recommended Units 2,003 Acres 1,117

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Saltsdale **(proposed)**

Koehn Lake

(Project Name)

(General Area)

LEGAL DESCRIPTION (General): Sec. 35, T29S, R38E and Portions of Sec. 2, 3 T30S, R38E, MDB&M

TOTAL PROJECT AREA: 605 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		<u>5</u>
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
5.	RESIDENTIAL	# OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT	<u>224</u>	<u>560</u>
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		<u>5</u>
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		<u>35</u>
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 224 Acres 605

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Sorrell Peak (proposed)

(Project Name)

Kelso Valley

(General Area)

LEGAL DESCRIPTION (General): Section 20 and Portions of Sections 17-19, T29S, R35E, MDB&M

TOTAL PROJECT AREA: 1,280 ACRES

			ACREAGE
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES (SPECIAL USES)		20
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
		# OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT	252	630
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		10
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		
	(MIN. 20 AC)	31	620
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 283 Acres 1,280

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Stallion Springs Phase III (proposed)

(Project Name)

Horsethief Mountain

(General Area)

LEGAL DESCRIPTION (General): Portions T32S, R30E, MDB&M

TOTAL PROJECT AREA: 6,021 ACRES

			ACREAGE
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		20
3.2	EDUCATIONAL FACILITIES		4
3.3	OTHER FACILITIES (SPECIAL USES)		20
3.4	SOLID WASTE FACILITIES		6
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL	RECOMMENDED # OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE	317	396
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		5,575
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 317 Acres 6,021

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Tejon Canyon North (proposed)

Tejon Ranch
(General Area)

LEGAL DESCRIPTION (General): Portions of Sections 14, 15, 22, & 23, T11N, R17W, SBB&M

TOTAL PROJECT AREA: 600 ACRES

ACREAGE

1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		6
3.2	EDUCATIONAL FACILITIES		2
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
		# OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	469	67
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	26	525
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 495 Acres 600

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Tejon Canyon Resort (proposed)

Tejon Ranch
(General Area)

(Project Name)

LEGAL DESCRIPTION (General): Portions of Sections 11-14, T11N, R17W, SBB&M

TOTAL PROJECT AREA: 240 ACRES

			ACREAGE
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL	RECOMMENDED # OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		240
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 0 Acres 240

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Tejon Canyon South (proposed)

(Project Name)

Tejon Ranch

(General Area)

LEGAL DESCRIPTION (General): Portions of S/2 of T11N, R16W, SBB&M

TOTAL PROJECT AREA: 1,250 ACRES

			ACREAGE
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		12
3.2	EDUCATIONAL FACILITIES		3
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL	RECOMMENDED # OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	420	60
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		3
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	59	1,172
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 479 Acres 1,250

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Tejon Creek #1 **(proposed)** _____

(Project Name)

Tejon Ranch

(General Area)

LEGAL DESCRIPTION (General): Portions of the E/2 of the E/2 of T11N, R18W and Portions of the westerly 3/4 of T11N, R17W, SBB&M

TOTAL PROJECT AREA: 3,460 ACRES

			ACREAGE
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		20
3.2	EDUCATIONAL FACILITIES		6
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
		# OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	1,638	234
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		110
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	115	3,090
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 1,793 Acres 3,460

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Tejon Creek #2 **(proposed)**

Tejon Ranch

(Project Name)

(General Area)

LEGAL DESCRIPTION (General): Portion of the E/2 of the E/2 T11N, R18W and Portion of the westerly 3/4 of T11N, R17W, SBB&M

TOTAL PROJECT AREA: 262 ACRES

			ACREAGE
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL	RECOMMENDED # OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		262
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 0 Acres 262

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Tejon Hills (proposed)

Tejon Ranch

(Project Name)

(General Area)

LEGAL DESCRIPTION (General): Portion of the W/2 of T11N, R17W and Portion of N/4 T11N, R18W, SBB&M

TOTAL PROJECT AREA: 5,115 ACRES

			ACREAGE
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		3
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL	RECOMMENDED # OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT	203	1,017
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	205	4,095
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 408 Acres 5,115

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Tunis Creek (proposed)

Tejon Ranch

(Project Name)

(General Area)

LEGAL DESCRIPTION (General): Portions of Sections 31-33, T11N, R18W; Portions of Sections 4-9, T10N, R18W, SBB&M

TOTAL PROJECT AREA: 650 ACRES

			ACREAGE
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		20
3.2	EDUCATIONAL FACILITIES		6
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL	RECOMMENDED # OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	1,638	234
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		110
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)	4	200
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	1	80
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 1,643 Acres 650

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Tunis Ridge (proposed)

Tejon Ranch

(Project Name)

(General Area)

LEGAL DESCRIPTION (General): Portions of Sections 31-33, T11N, R18W and Portions of Sections 4-9, T10N, R18W, SBB&M

TOTAL PROJECT AREA: 650 ACRES

			ACREAGE	
1.	NONJURISDICTIONAL			
1.1	STATE AND FEDERAL LAND			
1.2	INCORPORATED CITIES			
3.	PUBLIC FACILITIES			
3.1	PUBLIC AND PRIVATE RECREATION AREAS		8	
3.2	EDUCATIONAL FACILITIES		2	
3.3	OTHER FACILITIES (SPECIAL USES)			
3.4	SOLID WASTE FACILITIES			
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY			
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY			
5.	RESIDENTIAL		RECOMMENDED # OF UNITS	
5.1	MAXIMUM 29	UNITS/NET ACRE		
5.2	MAXIMUM 16	UNITS/NET ACRE		
5.3	MAXIMUM 10	UNITS/NET ACRE	630	90
5.4	MAXIMUM 4	UNITS/NET ACRE		
5.5	MAXIMUM 1	UNITS/NET ACRE		
5.6	MAXIMUM 2.5	GROSS ACRES/UNIT		
5.7	MAXIMUM 5	GROSS ACRES/UNIT		
5.8	MAXIMUM 20	GROSS ACRES/UNIT		
6.	COMMERCIAL			
6.1	MAJOR COMMERCIAL			
6.2	GENERAL COMMERCIAL		3	
6.3	HIGHWAY COMMERCIAL			
7.	INDUSTRIAL			
7.1	LIGHT INDUSTRIAL			
7.2	SERVICE INDUSTRIAL			
7.3	HEAVY INDUSTRIAL			
8.	RESOURCE			
8.1	INTENSIVE AGRICULTURE	(MIN. 20 AC)		
8.2	RESOURCE RESERVE	(MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE	(MIN. 80 AC)	27	547
		(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM			
8.5	RESOURCE MANAGEMENT		(MIN. 20 AC)	

TOTAL: Recommended Units 657 Acres 650

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Vista Peak #1 (proposed)

Tejon Ranch

(Project Name)

(General Area)

LEGAL DESCRIPTION (General): Portions of Sections 33 & 34, T10N, R19W, SBB&M

TOTAL PROJECT AREA: 1,000 ACRES

ACREAGE

1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		6
3.2	EDUCATIONAL FACILITIES		2
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
5.	RESIDENTIAL	RECOMMENDED # OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	504	72
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	46	920
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 550 Acres 1,000

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

Tejon Ranch

(General Area)

**

veloped. Actual

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

White Wolf (proposed)

Tejon Ranch

(Project Name)

(General Area)

LEGAL DESCRIPTION (General): Portion of Section 36, T30S, R30E & Portion of Sections 31 & 32, T30S, R31E & Portions of Sections 1, 2, 11-13, & 24, T31S, R30E & Portions of Sections 5-8 & 18, T31S, R31E, MDB&M

TOTAL PROJECT AREA: 4,100 ACRES

			ACREAGE
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		20
3.2	EDUCATIONAL FACILITIES		5
3.3	OTHER FACILITIES (SPECIAL USES)		328
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
		# OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	1,841	263
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		5
6.2	GENERAL COMMERCIAL		22
6.3	HIGHWAY COMMERCIAL		5
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	173	3,452
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 2,014 Acres 4,100

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Winters Ridge (proposed)

(Project Name)

Tejon Ranch

(General Area)

LEGAL DESCRIPTION (General): Portions of Sections 7-9 & 16-18, T10N, R17W, SBB&M

TOTAL PROJECT AREA: 350 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		3
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
		# OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	259	37
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		1
6.2	HIGHWAY COMMERCIAL		
6.3			
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
7.4			
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	15	309
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 274 Acres 350

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

The following is for compliance with Section 65302.1 of the Government Code (formerly SB 675) enacted January 1, 2006:

AB 170 Section 14(b)(7):

The Revised Version of the Kern County General Plan and Amendment of the Kern County and Incorporated Cities Integrated Waste Management Plan (Sage Element) Redrafted Draft Program Environmental Impact Report contains Chapter 4.2 (Air Quality), which contains a report that describes local air quality conditions including air quality monitoring data, emission inventories, lists of significant air quality impacts, attainment status and designations, and adopted local state and federal air quality plans and transportation plans.

AB 170 Section 14(b)(3):

Appendix D

LOCAL POLICIES, PROGRAMS, AND REGULATIONS			
Agency	Policy	Year Adopted	Purpose
Kern County Air Board	2002 Air Quality Control Measure by the 2002 FTIP and 2006 FTIP	2002	The Federal Clean Air Act requires a conformity determination for various roads and other transportation plans with identified area population over 500,000.
	2005 Federal Transportation Improvement Plan	2005	The FTIP establishes a systematic, realistic approach to programming capital improvement projects over a four year term.
Kern County	Implementing Local Government Control Measures for the San Joaquin Valley Exempt Growth Management Demonstration Plan	2003	Approved implementation measures for the San Joaquin Valley to reduce carbon emissions to a level less than 1990 levels.

Table B-1. Air Quality Monitoring Data

Table B-1. Air Quality Monitoring Data. This table provides a summary of the air quality monitoring data collected during the study period. The data is presented in a tabular format, with columns for the monitoring station, the pollutant, the unit of measurement, and the concentration.

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The following is for compliance with Section 65302.1 of the Government Code (Assembly Bill 170 – enacted January 1, 2004).

AB 170 Section (4)(d)(1):

The Revised Update of the Kern County General Plan and Amendment of the Kern County and Incorporated Cities Integrated Waste Management Plan Siting Element Recirculated Draft Program Environmental Impact Report contains Chapter 4.2 (Air Quality) which comprises a report that describes local air quality conditions including air quality monitoring data, emission inventories, lists of significant source categories, attainment status and designations, and applicable State and federal air quality plans and transportation plans.

AB 170 Section (4)(d)(2):

LOCAL POLICIES, PROGRAMS, AND REGULATIONS			
Agency	Policy Document	Year Adopted	Purpose
Kern Council of Governments	2002 Air Quality Conformity Determination for the 2002 FTIP and 2000 RTP	2002	The Federal Clean Air Act requires a conformity determination for serious and above Nonattainment areas with urbanized area populations over 200,000.
	2003 Federal Transportation Improvement Plan	2003	The FTIP establishes a systematic, realistic approach to programming capital improvement projects over a four year term.
Kern County	Implementing Local Government Control Measures for the San Joaquin Valley Extreme Ozone Attainment Demonstration Plan	2003	Approved implementation measures for the San Joaquin Valley to reduce ozone air emissions to a level less than extreme.

LOCAL POLICIES, PROGRAMS, AND REGULATIONS

Agency	Policy Document	Year Adopted	Purpose
San Joaquin Valley Air Pollution Control District (SJVAPCD)	Adopted 2003 PM10 Attainment Demonstration Plan (Not EPA approved)	2003	The 2003 PM10 Plan is SJVAPCD's strategy for achieving the National Ambient Air Quality Standards (NAAQS) for particulate matter measuring less than 10 microns in diameter.
	1997 - 1999 PM10 Attainment Plan Progress Report	2000	Describes progress achieved by the SJVAPCD in implementing the PM10 Attainment Demonstration Plan
	Amended 2002 and 2005 Rate of Progress Plan for San Joaquin Valley Ozone (Not EPA approved)	2002	Establishes the framework for the SJVAPCD to reduce air emissions by an average of 3% and work towards attainment
	1994 Ozone Attainment Demonstration Plan	1994	Establishes the regulatory groundwork in order to bring the SJVAB into compliance with the NAAQS for ozone. This plan also satisfies the required triennial review for the CAAQS.
	California Clean Air Act Triennial Progress Report and Plan Revisions	2001	Reports progress in implementing the 1994 Ozone Attainment Demonstration Plan

	Programs administered by the SJVAPCD		Purpose
	Spare the Air	-	"Spare the Air" is a voluntary program administered by the SJVAPCD to reduce air emissions in the summer months.
	Heavy Duty Engine Incentive Program	-	The SJVAPCD provides incentives to those interested in purchasing in particular heavy duty engine categories.
	Regulations administered by the SJVAPCD		Purpose
	Regulation I		General Provisions
	Regulation II		Permits
	Regulation III		Fees
	Regulation IV		Prohibitions
	Regulation V		Procedure before the Hearing Body
	Regulation VI		Air Pollution Emergency Contingency Plan
	Regulation VII		Toxic Air Pollutants
	Regulation VIII		Fugitive PM10 Prohibition
	Regulation IX		Mobil and Indirect Sources

LOCAL POLICIES, PROGRAMS, AND REGULATIONS

Agency	Policy Documents	Year Adopted	Purpose
Kern County Air Pollution Control District	California Clean Air Act Ozone Attainment Plan	1991	Describes regulatory framework to bring KCAPCD into compliance with CAAQS for ozone

	90 - 96 15% Ozone Rate of Progress Plan	1994	Describes progress achieved by the KCAPCD in reducing ozone precursor emissions
	Post 96 Ozone Rate of Progress Plan	1994	Describes the progress achieved by the KCAPCD in reducing ozone precursor emissions
	Ozone Attainment Demonstration Plan	1994	Establishes the regulatory groundwork in order to bring the KCAPCD into compliance with the NAAQS for ozone
	Searles Valley Planning Area (SVPA) PM10 SIP (revised)	1996	Establishes regulatory framework to bring SVPA into compliance with NAAQS for PM10
	SVPA PM10 Attainment Demonstration, Maintenance Plan, and Redesignation Request	1997	Demonstrates attainment of NAAQS for PM10
	Ozone Attainment Demonstration Plan, and Redesignation Request	2003	Demonstrates attainment of the "old" NAAQS for ozone
Agency	Regulations	Year Adopted	Purpose
Kern County Air Pollution Control District	Regulation I	1972	General Provisions
	Regulation II	1972	Permits
	Regulation III	1972	Fees
	Regulation IV	1972	Prohibition
	Regulation V	1972	Procedure before the Hearing Board

STATE POLICIES, PROGRAMS, AND REGULATIONS

Agency	Policy Documents	Year Adopted	Purpose
California Air Resources Board (CARB)	State Implementation Plans	1990	Requires the local air districts to produce a report that describes how they will obtain the National Ambient Air Quality Standards
	Air Resources Board Strategic Plan	-	Outlines the goals and milestones for CARB to obtain attainment status for air emissions
	2002 Annual Report on the Air Resource's Board Fine Particulate Matter Program	2003	Describes the progress made by CARB to reduce fine particulate matter in California.
Agency	Programs	Year Adopted	Purpose
California Air Resources Board (CARB)	Agricultural Advisory Committee for Air Quality	-	Provide a forum to discuss air quality and how it relates to the agriculture industry
	Congestion Mitigation and Air Quality Improvement (CMAQ) program	-	Provides funding for reducing mobile vehicle air pollution.
	Motor Vehicle Registration Fees Program	-	Allows the local air districts to assess fees to fund air emission reduction strategies
	Diesel Risk Reduction Program	-	This program intends to reduce particulate matter emissions from diesel engines
	Enforcement Programs	-	Allows CARB to assess fees and penalties for violations of their rules and regulations

	Alternative Fuels Programs	-	The CARB adopts standards for vehicular liquefied petroleum gas and other alternative fuels sold commercially in California for motor vehicle use and for fuel used in certification testing of new motor vehicles.
	Best Available Control Technology	-	This document is meant for use by those involved for determining control technology requirements for stationary sources.
	Smoke Management Program	-	CARB developed the Smoke Management Guidelines, which are intended to direct air districts and control agriculture and prescribed burning.
Agency	Regulations	Year Adopted	Purpose
California Air Resources Board (CARB)	California Air Pollution Control Laws - "The Bluebook"	-	CARB is responsible for interpreting and implementing the statutes pertaining to air emissions.

FEDERAL POLICIES, PROGRAMS, AND REGULATIONS

Agency	Programs	Year Adopted	Purpose
United States Environmental Protection Agency	AirNOW	-	EPA, state, and local agencies work together to report current and forecast conditions for ozone and particulate pollution.
	Emission Factor and Inventory Group program	-	Provides access to tools for estimating emissions of air pollutants and preparing air pollutants inventories.

	Emission Inventory Improvement Program	-	Promotes the development and use of standard procedures for collecting, calculating, storing, reporting, and sharing air emission data.
	Energy Stars	-	A voluntary program for businesses to reduce greenhouse gas emissions.
	Fuel Economy Guide	-	This program produces a Fuel Economy Guide book to help consumers compare automobiles for Gas mileage, greenhouse gas emissions, and air pollution ratings.
	Small Business Technical Assistance Program	-	Provides technical information developed by the Office of Air Quality Planning and Standards to assist small businesses affected by air pollution control concerns.
Agency	Regulations	Year Adopted	Purpose
United States Environmental Protection Agency	Clean Air Act	1990	Under this act, EPA sets the limit on how much of a pollutant can be in the air anywhere in the United States. Each state is required to develop a State Implementation Plan (SIP) that explains how each state will do its job under the Clean Air Act.

AB 170 Section (4)(d)(3) and Section (4)(d)(4):

The Kern County General Plan contains goals, policies, objectives, and implementation measures that may improve air quality which are consistent with the strategies listed in paragraph (3) of subdivision (a) of Assembly Bill 170. These goals, policies, objectives, and implementation measures comprehensively address general conditions and site-specific circumstances that may affect air quality. A summary of the General Plan's

goals, policies, objectives, and implementation measures addressing air quality can be found in the Kern County General Plan and Amendment of the Kern County and Incorporated Cities Integrated Waste Management Plan Siting Element Recirculated Draft Program Environmental Impact Report.

Project Description	Project Location	Project Size	Project Status
Project Description	Project Location	Project Size	Project Status
Project Description	Project Location	Project Size	Project Status
Project Description	Project Location	Project Size	Project Status
Project Description	Project Location	Project Size	Project Status
Project Description	Project Location	Project Size	Project Status
Project Description	Project Location	Project Size	Project Status

APPENDIX E

SOLID WASTE DISPOSAL FACILITIES GUIDELINES

Map Code 3-4

"Solid waste disposal facility" is defined as an existing or planned public, semi-public, or private solid waste disposal waste disposal facility.

Pursuant to Public Resources Code 43000 et seq., certain findings are required for designating areas for solid waste disposal facilities. Findings must show that an existing or proposed solid waste disposal facility is a new facility, or future expansion of an existing facility is consistent with the adopted Comprehensive Local General Waste Management Plan, the adopted General Plan, and that adjacent zoned land uses are compatible with a facility.

Appendix E

Solid Waste Disposal Facilities Guidelines

All proposed and existing regional, municipal, solid waste disposal facilities found to be inconsistent with the General Plan map provisions, shall require an amendment to the General Plan or specific General Plan to designate the site as a Solid Waste Disposal Facility (Map Code 3-4). Furthermore, the following findings shall be made:

1. That the General Plan map displays a General Plan which conforms with the requirements of Article 5, conforming with Section 65300 of Chapter 4 of Division 2 of Title 23.
2. That the proposed establishment or expansion of a site for a solid waste disposal facility is consistent with the Land Use, Open Space and Conservation Element Map Code provisions or with applicable special treatment area provisions, and is to be designated "Solid Waste Disposal Facility" (Map Code 3-4).
3. That adjacent Land Use, Open Space and Conservation Map Code provisions, or applicable special treatment area provisions, are deemed compatible with the proposed establishment or expansion of the solid waste disposal facility.
4. That a conditional use permit will be required, authorizing the establishment or expansion of the solid waste disposal facility, including site improvements.
5. That the project has been evaluated pursuant to the requirements of the California Environmental Quality Act, Public Resources Code Section 21080 et seq.

Health, Planning, Environment, and Implementation measures necessary to ensure that the
Solid Waste Transfer Station and Landfill Project and Associated Infrastructure Project is
consistent with the Regional Waste Management Plan, State of California Department of
Public Health, Environmental Health Services, Project Report.

Appendix E

Solid Waste Transfer Station Facilities Guidelines

APPENDIX E

SOLID WASTE DISPOSAL FACILITIES GUIDELINES

Map Code 3.4

"Solid waste disposal facility" is defined as an existing or planned public, semi-public, or private solid non-hazardous waste disposal facility.

Pursuant to Public Resources Code 43000 et seq., certain findings are required for designating sites for solid waste disposal facilities. Findings must show that an existing organic or municipal solid waste disposal facility, a new facility, or future expansion of an existing facility is consistent with the Kern County and Incorporated Cities Integrated Waste Management Plan and the Kern County General Plan, and that adjacent authorized land uses are compatible with such a facility.

This Appendix is intended to provide procedural guidance and criteria to ensure land use compatibility for the health and safety of the residents of Kern County.

All proposed and existing organic or municipal solid waste disposal facilities found to be inconsistent with the General Plan map provisions, shall require an amendment to the General Plan or applicable Specific Plan to designate the site as a Solid Waste Disposal Facility (Map Code 3.4). Furthermore, the following findings shall be made:

1. That the County of Kern has adopted a General Plan which complies with the requirements of Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of Title 7;
2. That the proposed establishment or expansion of a site for a solid waste disposal facility is consistent with the Land Use, Open Space and Conservation Element Map Code provisions or with applicable special treatment area provisions, and is to be designated "Solid Waste Disposal Facility" (Map Code 3.4);
3. That adjacent Land Use, Open Space and Conservation Map Code provisions, or applicable special treatment area provisions, are deemed compatible with the proposed establishment or expansion of the solid waste disposal facility;
4. That a conditional use permit will be required, authorizing the establishment or expansion of the solid waste disposal facility, including site improvements;
5. That the project has been evaluated pursuant to the requirements of the California Environmental Quality Act, Public Resources Code Section 21000, et seq.

DECISION PROCEDURE FOR SITING SOLID WASTE DISPOSAL FACILITIES

1. Solid waste disposal facilities shall be designated on applicable General Plan maps or Specific Plan maps as "Solid Waste Disposal Facility" (Map Code 3.4).
 - A. When planning new organic and municipal solid waste disposal facilities. All sites shall exclude:
 - 1) Existing or planned areas of urban density (residential and commercial) as defined by this General Plan.
 - 2) Public facilities which are deemed not compatible with organic and municipal solid waste disposal facilities (Map Codes 3.1, 3.2, and sensitive existing land use within 3.3).
 - 3) Significant historic, or archaeological areas as defined by CEQA Guidelines Section 15064.5.
 - 4) 100-year floodplain (Map Code 2.5).
 - 5) High groundwater defined for facilities as:
Unlined Facilities: 100 feet below the proposed depth of refuse.
Lined Facilities: 25 feet below the proposed depth of refuse.

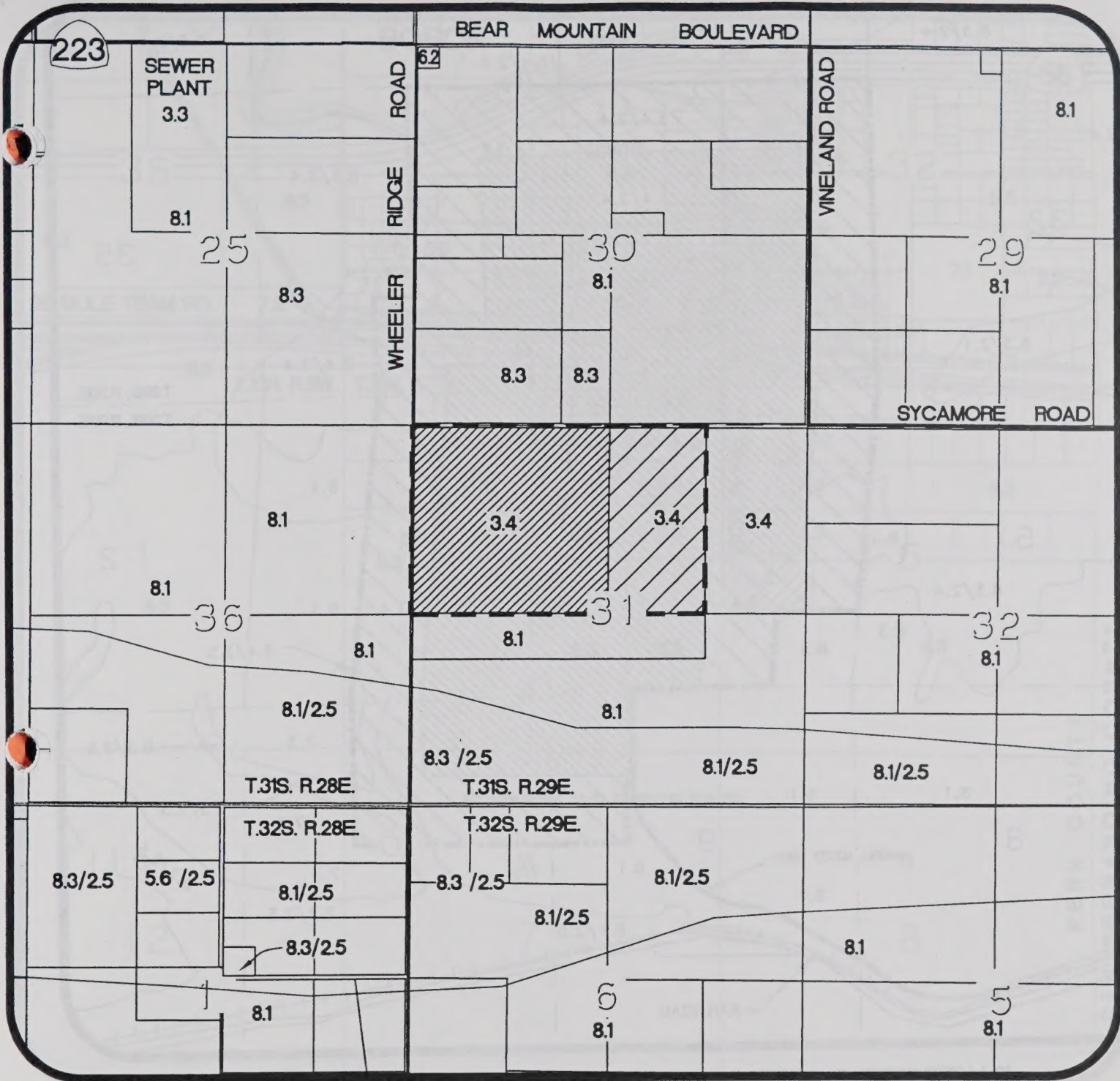
Facilities may be sited in areas of high groundwater if subsurface studies and Regional Water Quality Control Board concurrence, indicates conditions exist that could allow for development.
 - 6) Class VIII soils (rock outcrops).
 - 7) Nonqualified soils based on Natural Resource Conservation Service criteria (soils presently not rated and not included in Table 9, page 149, Soil Survey for Southeastern Part of Kern County, 1981 edition).
 - 8) Classes I and II agricultural soils with surface water delivery systems.
 - 9) Classes I, II, and III soils.
 - 10) Agricultural Preserve areas having a minimum productivity of \$200 an acre per year.
 - 11) Gas and oil producing areas that cannot be mitigated or accommodated.
 - 12) Areas containing rare or endangered plant or animal life that cannot be mitigated or accommodated.

TABLE OF MAPS

The following maps depict each official solid waste facility, type of facility, surrounding map code designation, and existing dwelling units within 1,200 feet of the site's perimeter. Only those facilities that are under the jurisdiction of the County of Kern or that are intended to operate or have operated through a private contractor are listed in this Appendix.

<u>Solid Waste Facility</u>	<u>Page</u>
Arvin	301
Bakersfield Metropolitan (Bena) Sanitary Landfill	302
Boron	303
Buena Vista	304
Buttonwillow	305
Chemical Waste Management	306
Chevron	307
China Grade (site within the City of Bakersfield)	308
Environmental Protection Corporation, Eastside	309
Environmental Protection Corporation, Westside	310
Glennville-Woody	311
Kern Valley	312
Lebec	313
Liquid Waste Management	314
Lost Hills	315
McFarland-Delano	316
Mojave-Rosamond	317
North Belridge	318
Petroleum Waste Management	319
Ridgecrest	320

San Joaquin Composting	321
Shafter-Wasco	322
Shell Oil	323
Southland Recycling	324
Taft	325
Tehachapi	326
Sec. 34, T. 9 N., R. 19 W.	327
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ARVIN SANITARY LANDFILL

SITE LOCATION

PORTION OF SECTION 30 & 31,
T.31S., R.29E., M.D.B.&M.

LEGEND



BUFFER



LANDFILL

04/15/04

APPENDIX "E" MAP

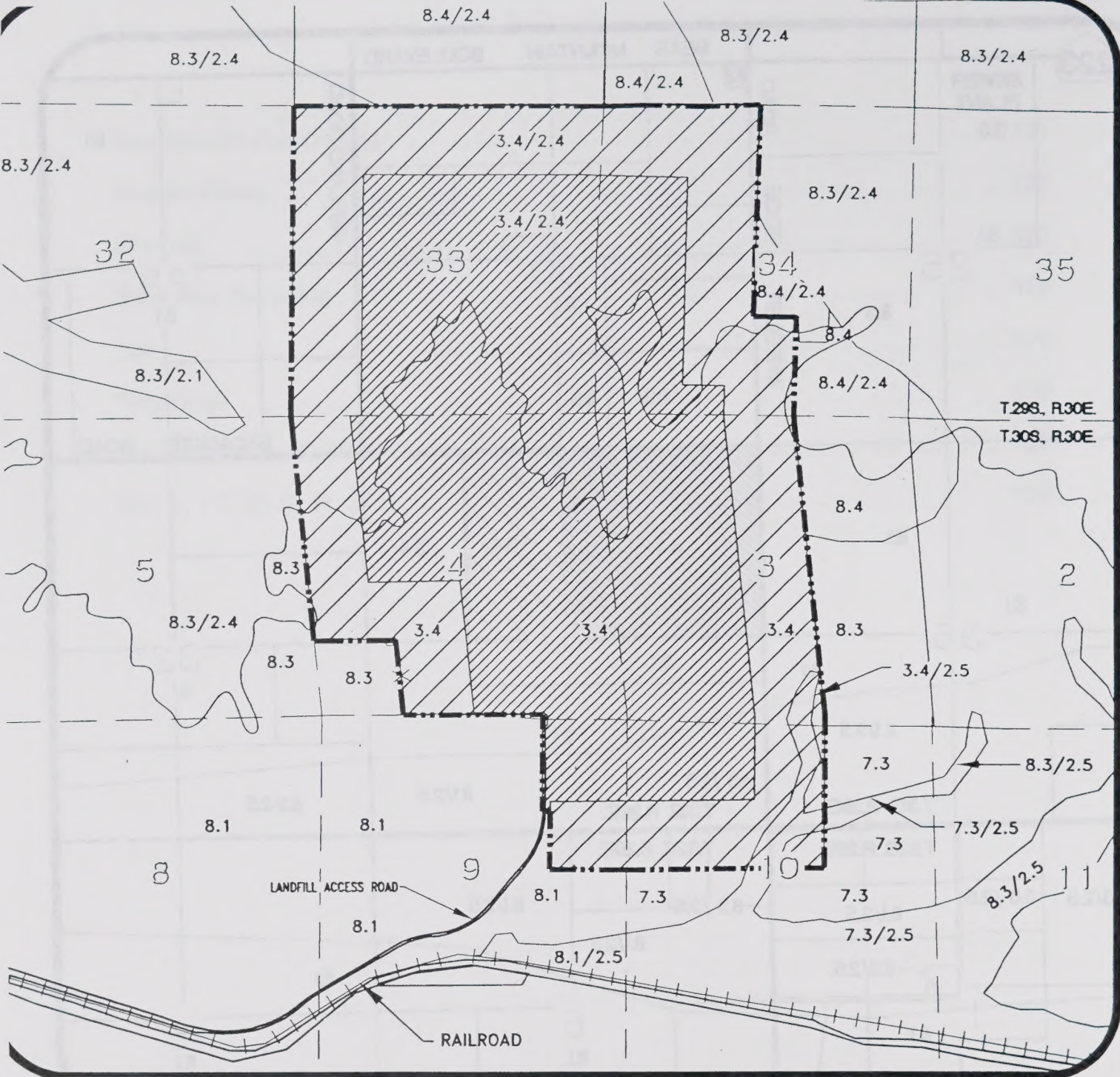
04ARSL01

See Kern County Planning Dept. for "Official" General Plan Map Code Designation



0 1000 2000

SCALE: 1"=2000'



BAKERSFIELD METROPOLITAN (BENA) SANITARY LANDFILL

SITE LOCATION

PORTION OF SECTION 33, 34

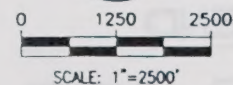
T.29S., R.30E., M.D.B.&M.

PORTION OF SECTION 3, 4, 9, 10

T.30S., R.30E., M.D.B.&M.

LEGEND

-  BUFFER
-  LANDFILL

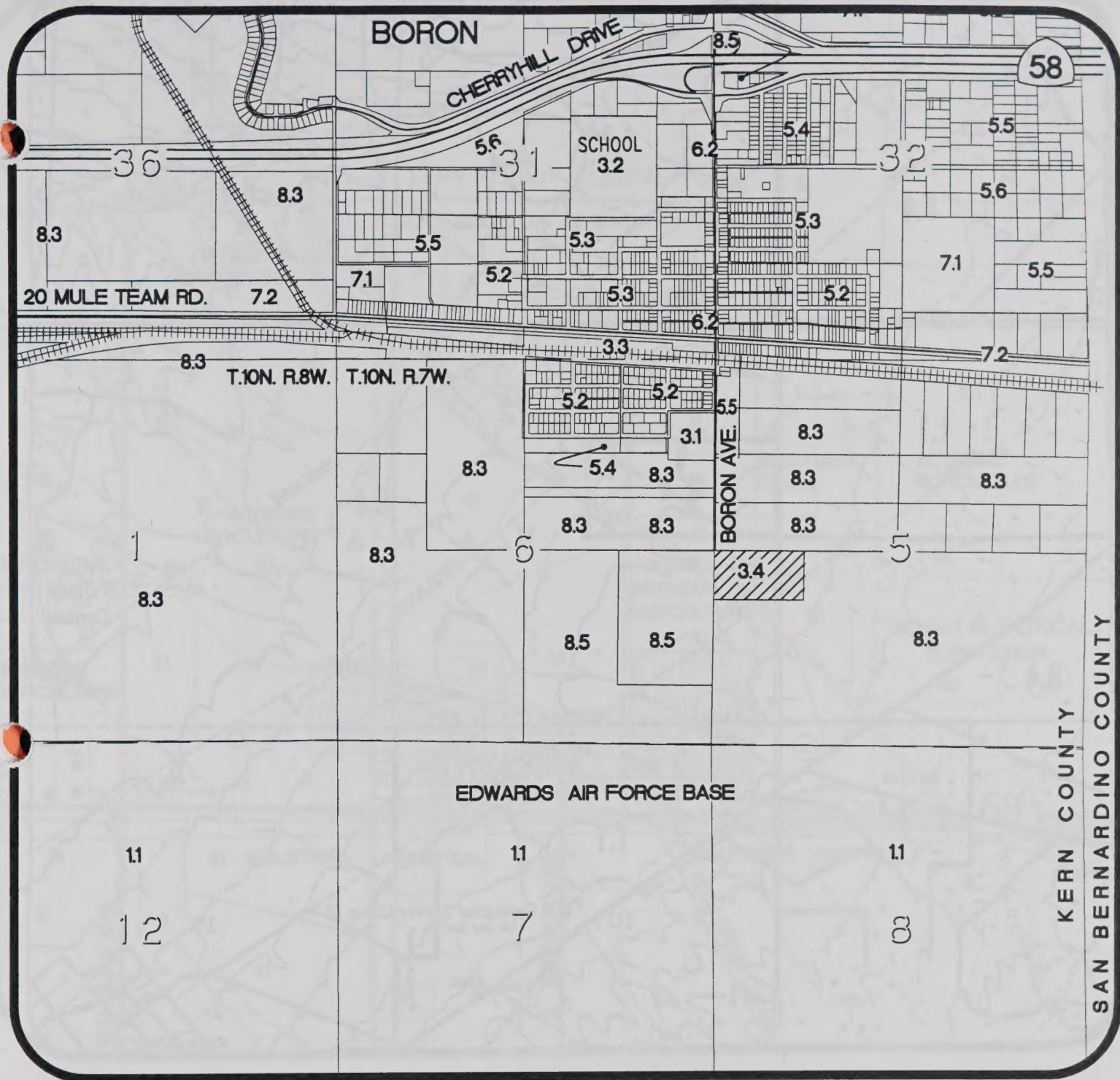


03/29/04

APPENDIX "E" MAP

04BESL01

See Kern County Planning Dept. for "Official" General Plan Map Code Designation



BORON SANITARY LANDFILL

SITE LOCATION

NORTH 1/2 OF THE NW 1/4
OF THE SW 1/4 OF SECTION 5,
T.10N., R.7W., S.B.B.&M.

LEGEND



LANDFILL



0 1000 2000

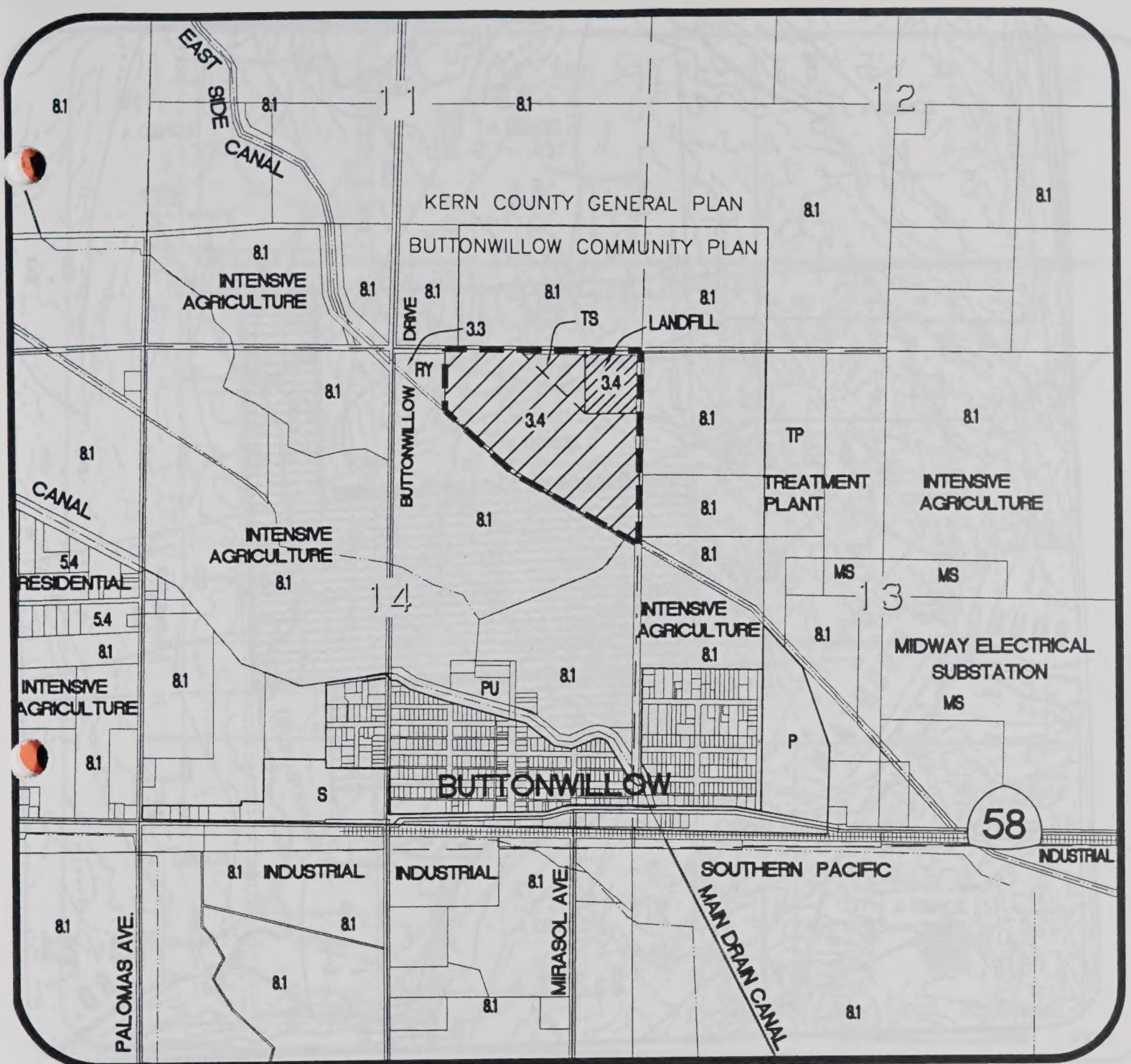
SCALE: 1"=2000'

04/14/04

APPENDIX "E" MAP

04BOSL01

See Kern County Planning Dept. for "Official" General Plan Map Code Designation



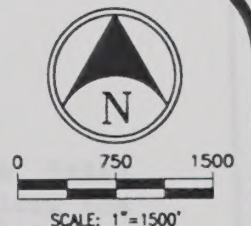
BUTTONWILLOW SANITARY LANDFILL/TRANSFER STATION

LEGEND

-  BUFFER
-  LANDFILL

SITE LOCATION

PORTION OF THE
NE 1/4 OF SECTION 14,
T.29S., R.23E., M.D.B.&M.

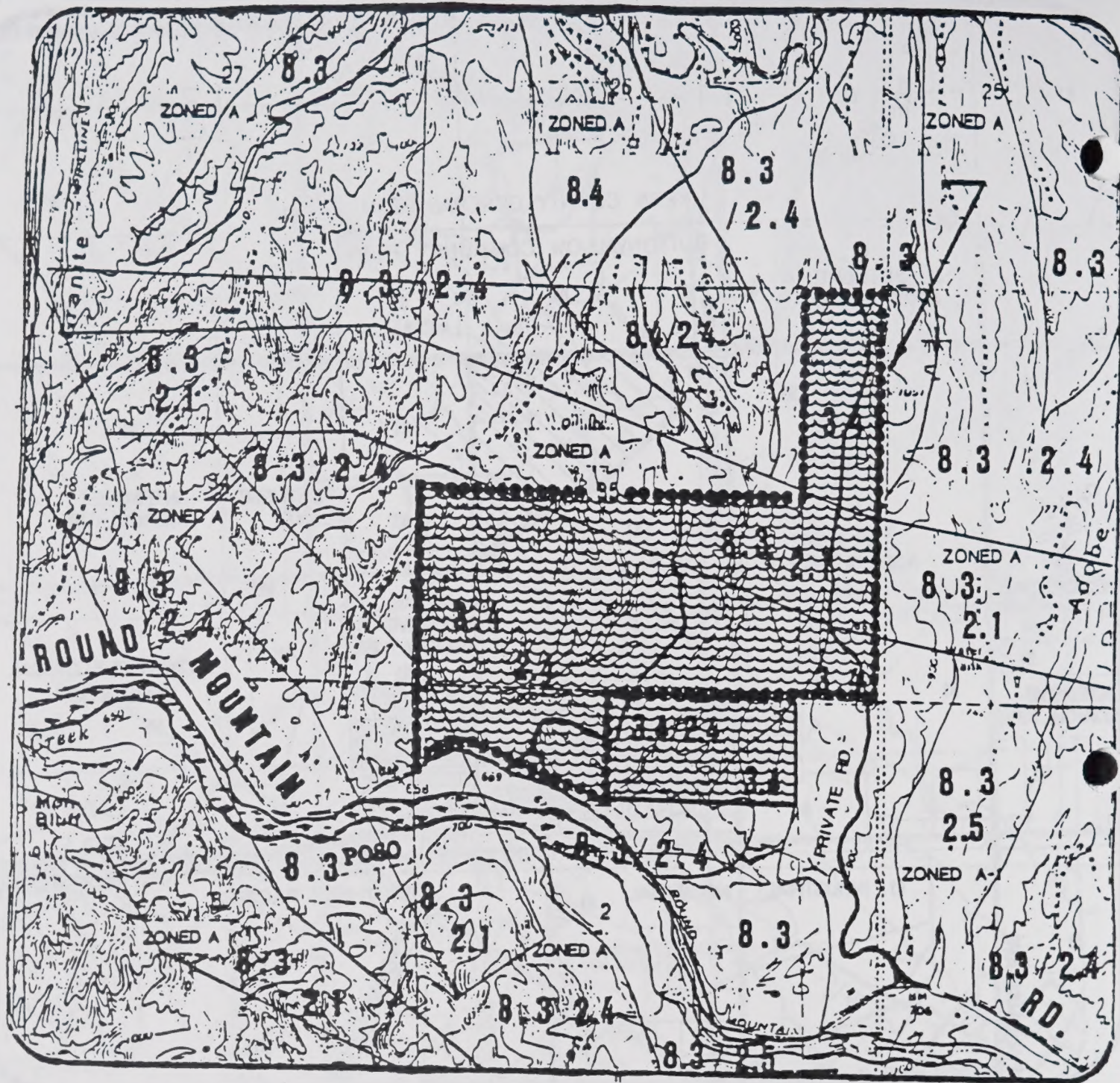


04/15/04

APPENDIX "E" MAP

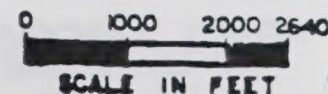
04BWSL01

See Kern County Planning Dept. for "Official" General Plan Map Code Designation

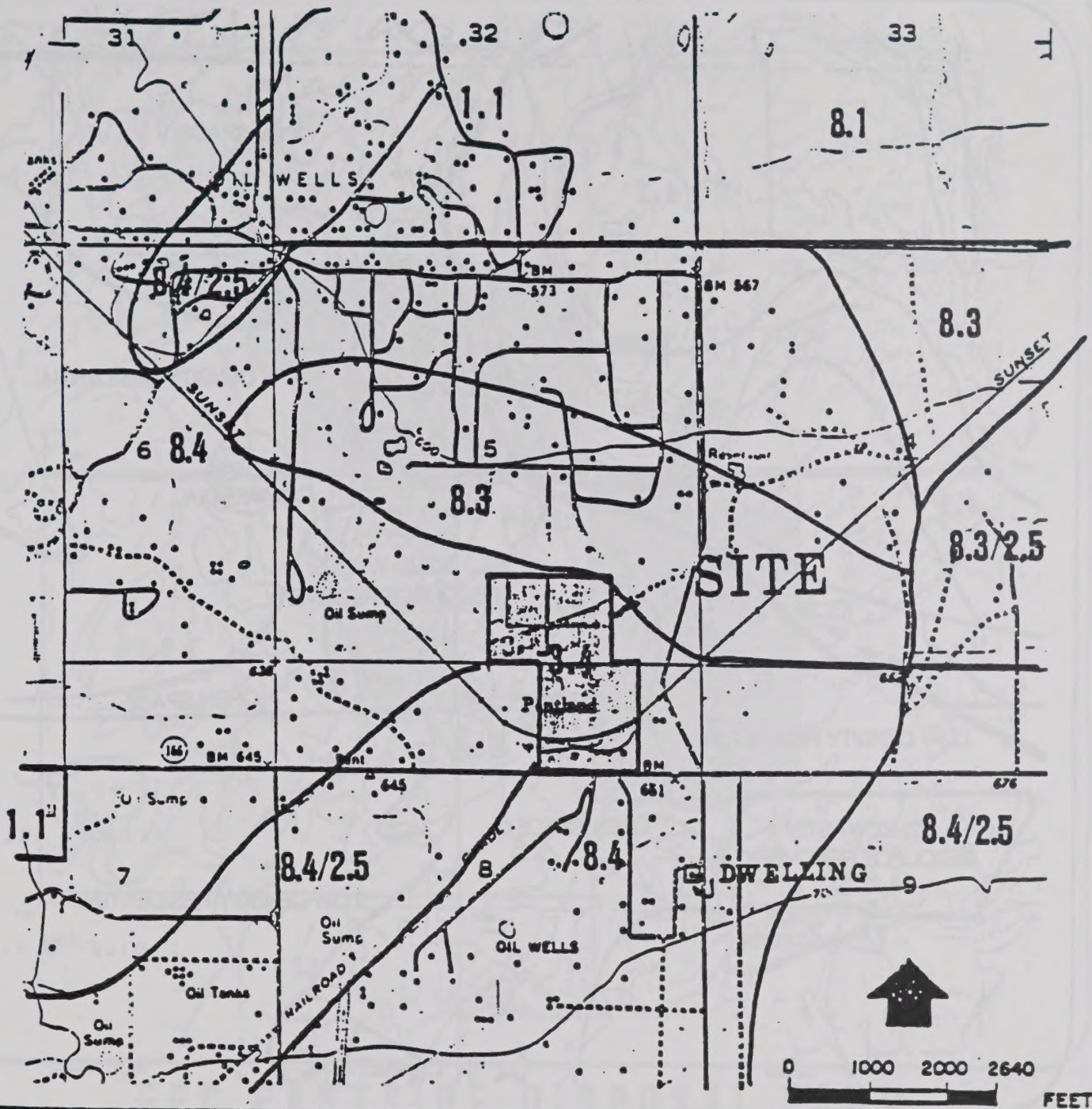


CHEMICAL WASTE MANAGEMENT

SITE LOCATION



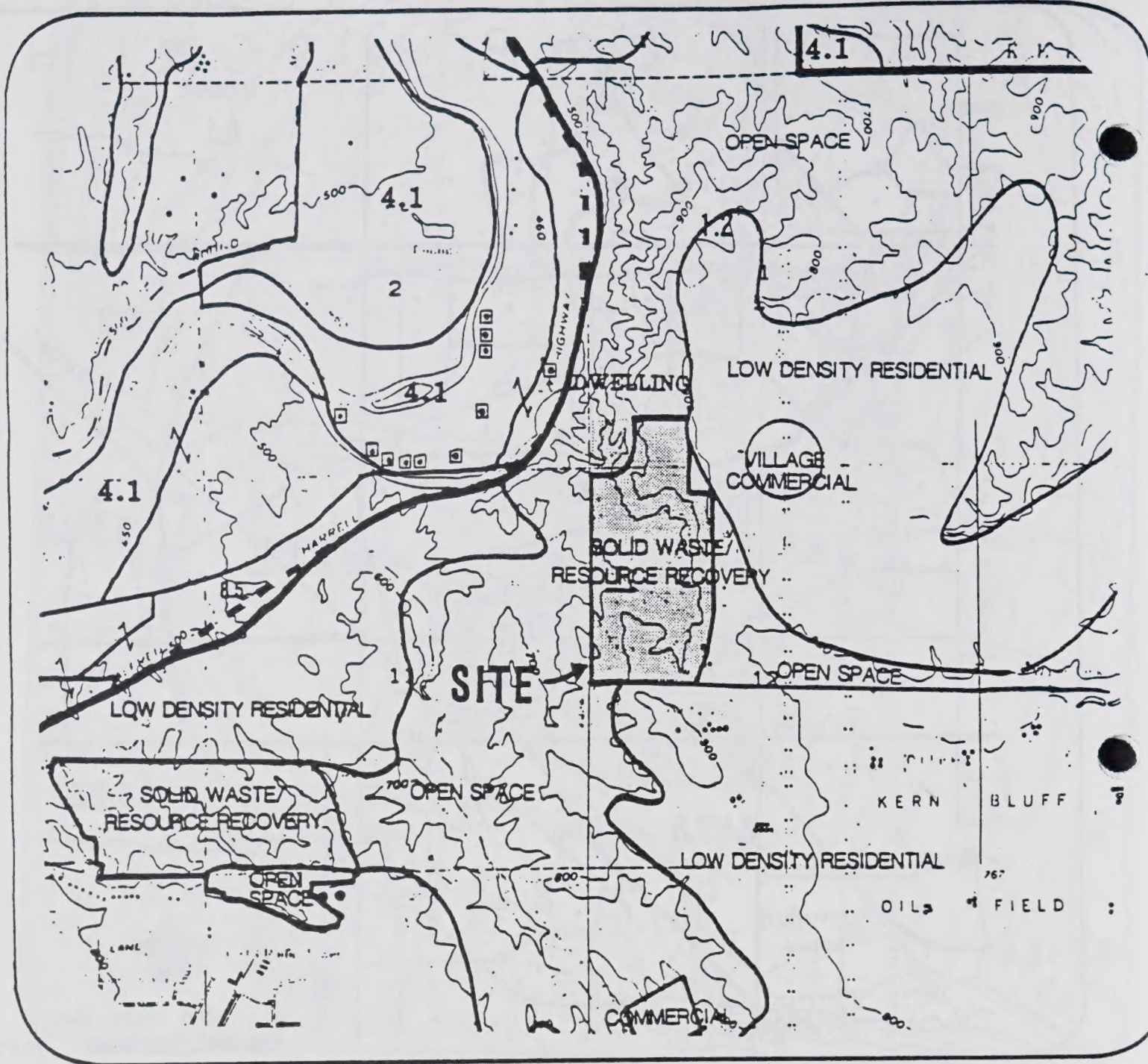
The S 1/2 of Sec. 35 and the W 1320 ft. of Sec. 36, T. 27 S. R. 28 E,
and a Portion of the N 1/2 of Sec. 2, T. 28 S. R. 28 E.



SITE LOCATION

Chevron Site: Being a portion of the $E\frac{1}{2}$ of Section 5, T11N, R23W, SBB&M. Beginning at the SW corner of Section 5; thence east 2700 feet along the south section line to the true point of beginning; thence north 1090 feet; thence east 1600 feet; thence south 1090 feet to a point on the south section line; thence west 1600 feet to the true point of beginning

Derrick Disposal Site: $E\frac{1}{2}$ of $NW\frac{1}{4}$ of $NE\frac{1}{4}$ and the $W\frac{1}{2}$ of $NE\frac{1}{4}$ of $NE\frac{1}{4}$ of Section 8, T11N, R23W, SBB&M

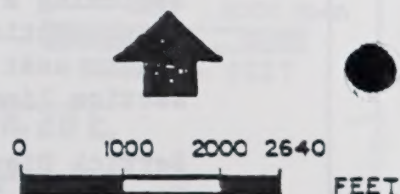


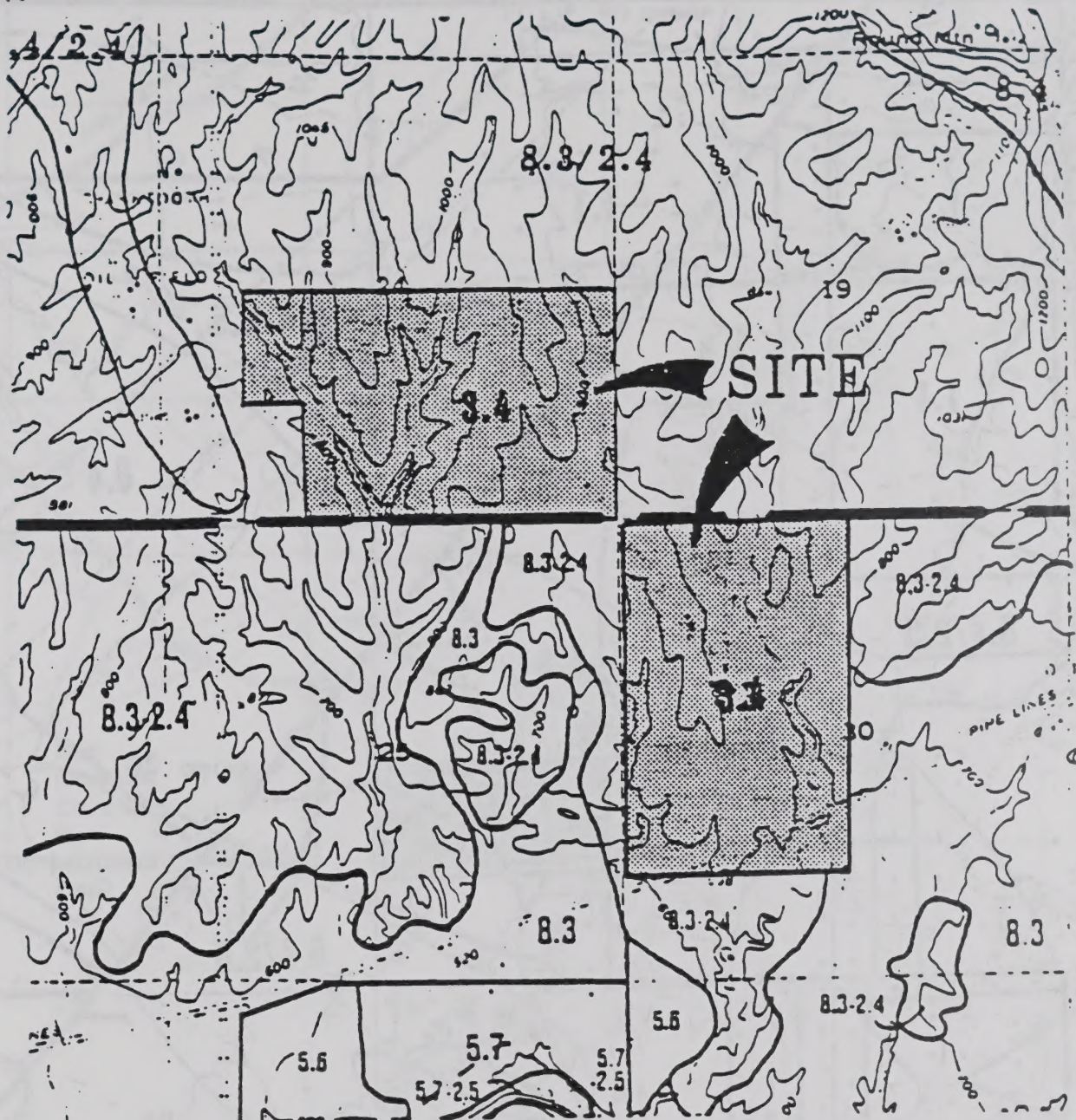
CHINA GRADE LANDFILL

SITE LOCATION

Pins. Secs. 1 & 12, T. 29 S. R. 28 E.

Kern County Map Code 1.2 (INCORPORATED CITIES)





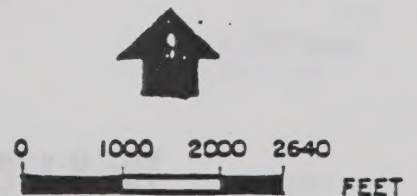
EPC EASTSIDE DISPOSAL FARM

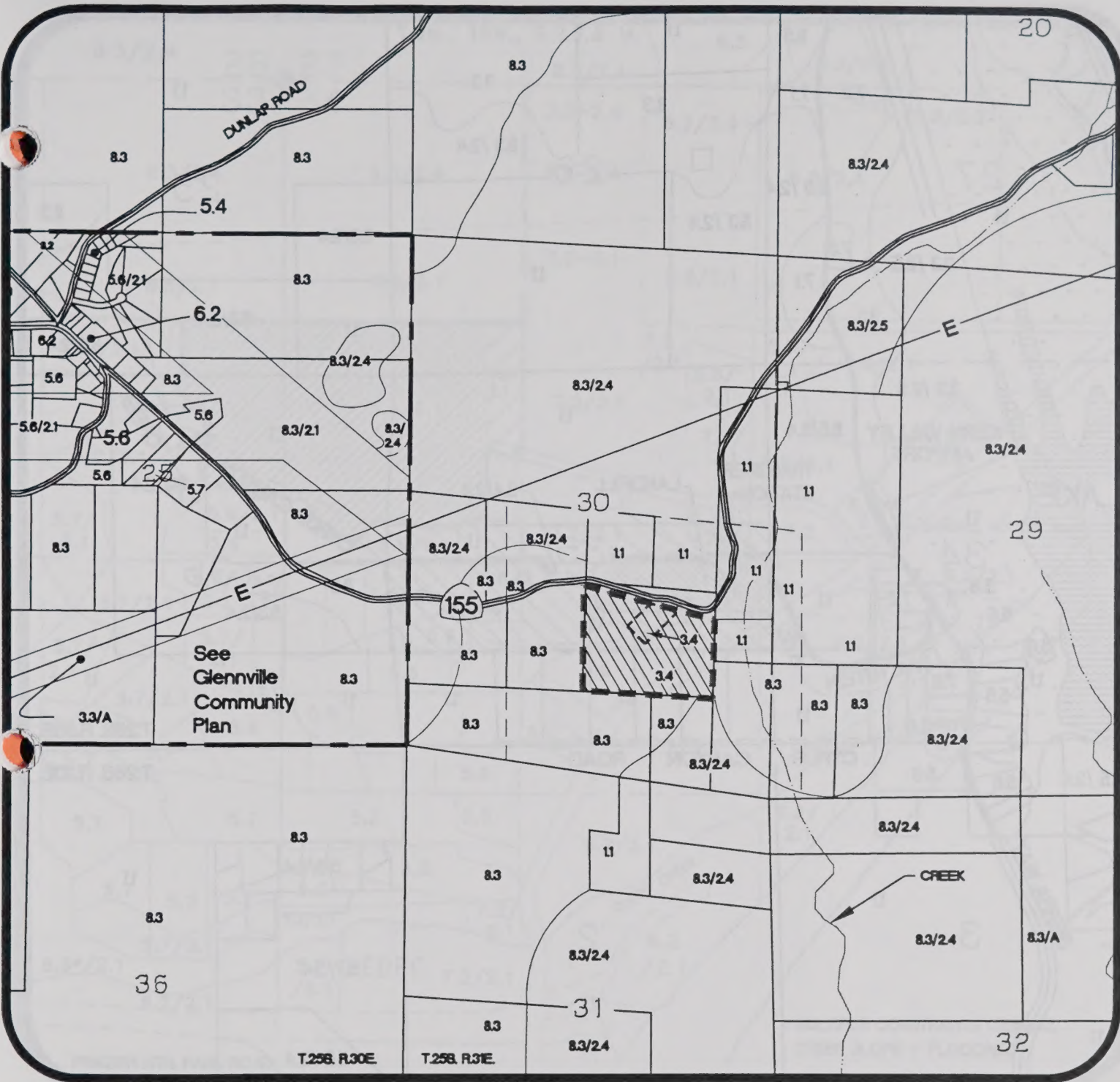
SITE LOCATION

POR. OF SEC.24 T28S R28E

POR. SEC.30 T28S R29E

NO DWELLING UNITS WITHIN 1200 FEET OF THE SITE





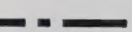
GLENNVILLE TRANSFER STATION/CLEAN CLOSED SANITARY LANDFILL

SITE LOCATION

LEGEND



LANDFILL



GLENNVILLE COMMUNITY PLAN

PORTION OF SECTION 30,
T.25S., R.31E., M.D.B.&M.



0 750 1500

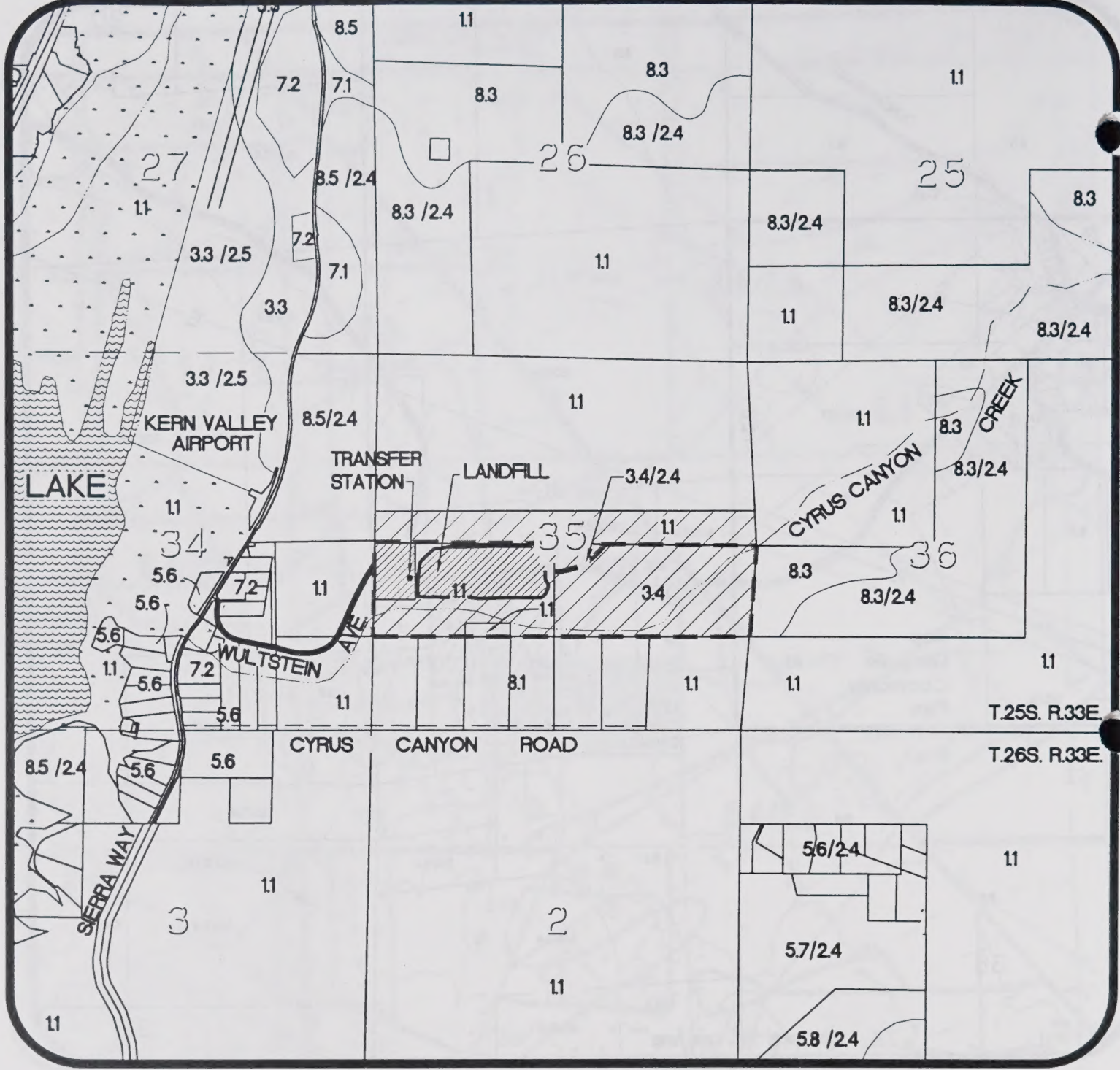
SCALE: 1"=1500'

04/16/04

APPENDIX "E" MAP

04GLSL01

See Kern County Planning Dept. for "Official" General Plan Map Code Designation



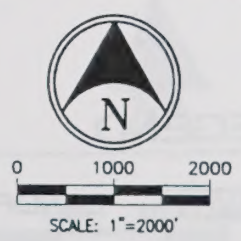
KERN VALLEY SANITARY LANDFILL/TRANSFER STATION

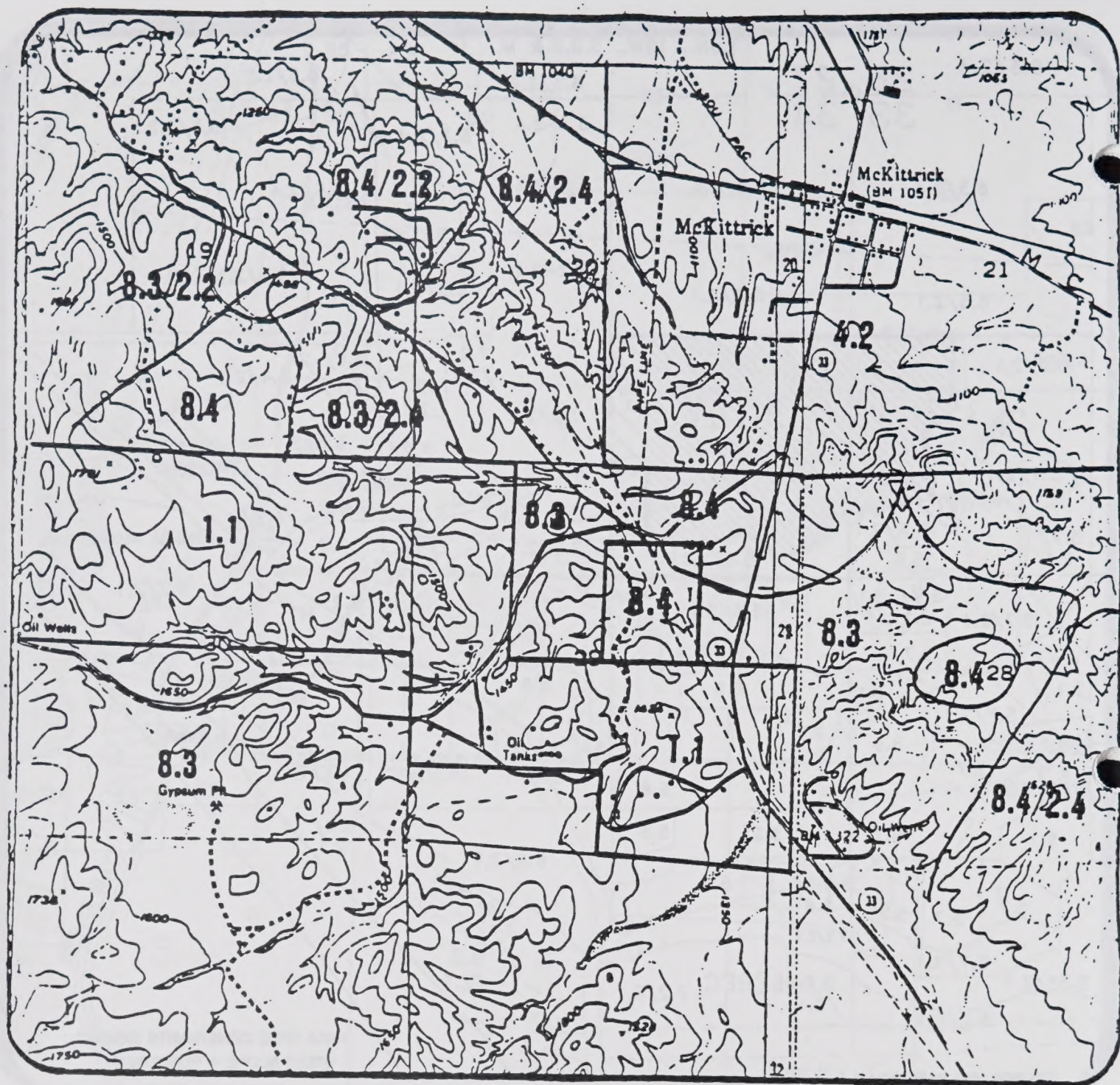
SITE LOCATION

PORTION OF SECTION 35,
T.25S., R.33E., M.D.B.&M.

LEGEND

-  BUFFER
-  LANDFILL





LIQUID WASTE MANAGEMENT

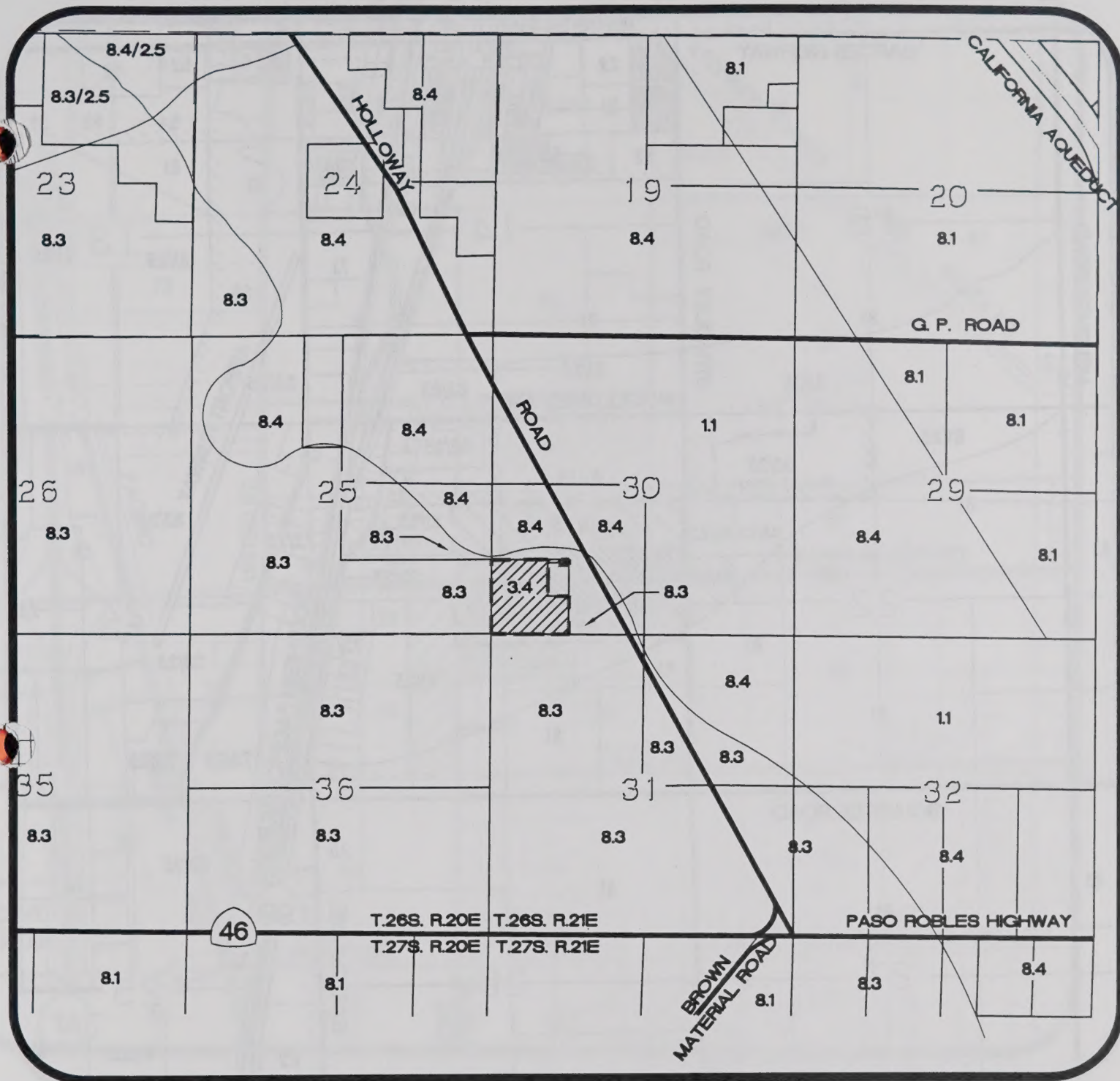
SITE LOCATION



The SW 1/4 of the NE 1/4 and the S 1/2
of the S 1/2 of the NW 1/4 of the NE 1/4 of Section 29, T. 30 S. R. 22 E.

0 1000 2000 2540

SCALE IN FEET



LOST HILLS SANITARY LANDFILL/TRANSFER STATION

SITE LOCATION

LEGEND



LANDFILL

PORTION OF THE SW 1/4 OF
THE SW 1/4 OF SECTION 30
T.26S., R.21E., M.D.B.&M.



0 1250 2500

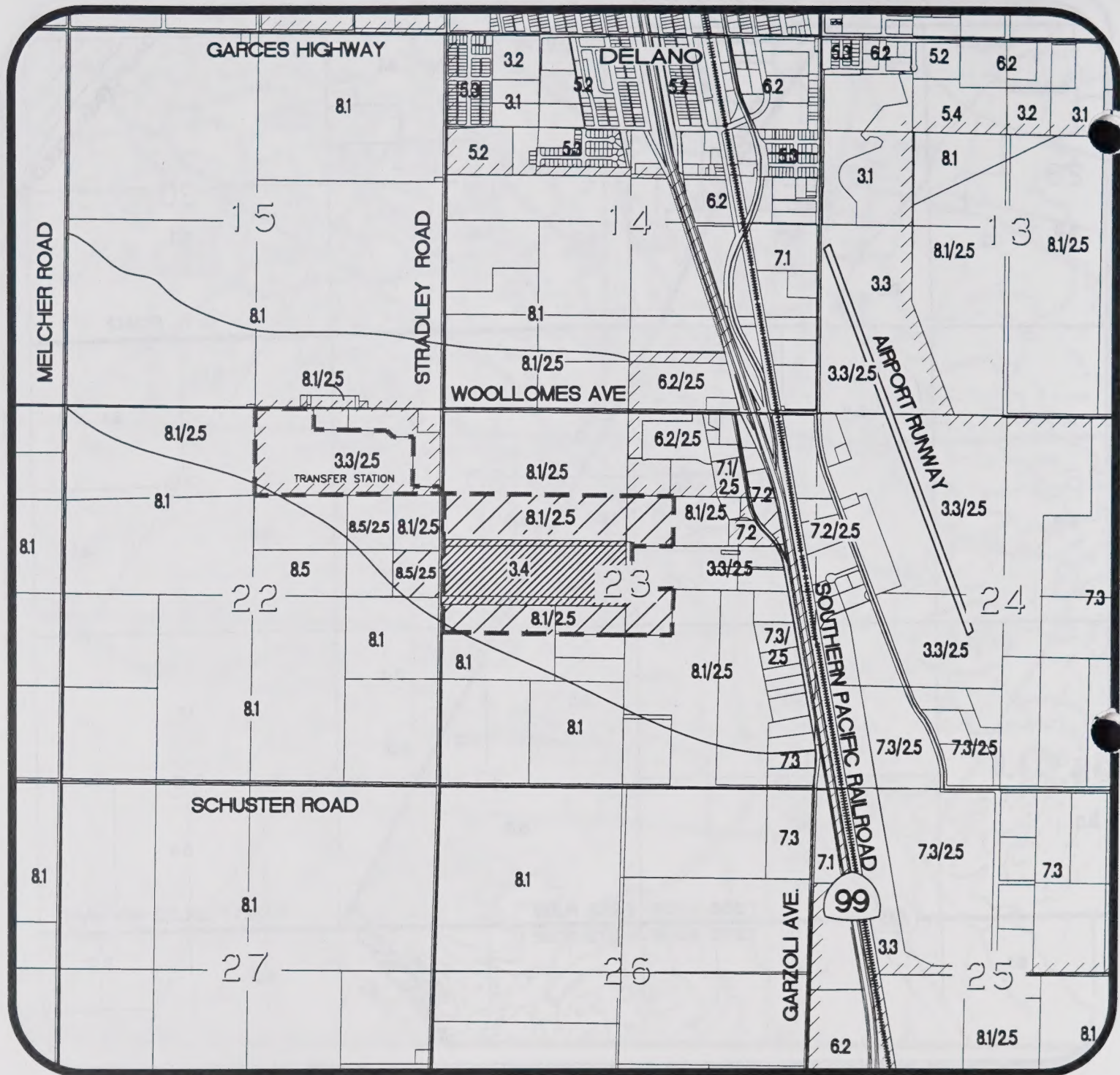
SCALE: 1"=2500'

4/30/04

APPENDIX "E" MAP

04LHSL01

See Kern County Planning Dept. for "Official" General Plan Map Code Designation



McFARLAND-DELANO SANITARY LANDFILL/TRANSFER STATION

SITE LOCATION

PORTION OF SECTION 23,
T.25S., R.25E., M.D.B.&M.

LEGEND

-  CITY LIMITS
-  BUFFER
-  LANDFILL



0 1000 2000

SCALE: 1"=2000'

04/30/04

APPENDIX "E" MAP

04MDSL01

See Kern County Planning Dept. for "Official" General Plan Map Code Designation



MOJAVE-ROSAMOND SANITARY LANDFILL

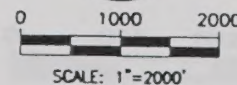
SITE LOCATION

LEGEND

-  BUFFER
-  LANDFILL

PORTION OF THE N. 1/2 OF SECTION 3,
T.10N., R.12W., S.B.B.&M.

PORTION OF E 1/2 SECTION 34,
26 & 27, T.11N., R.12W., S.B.B.&M.

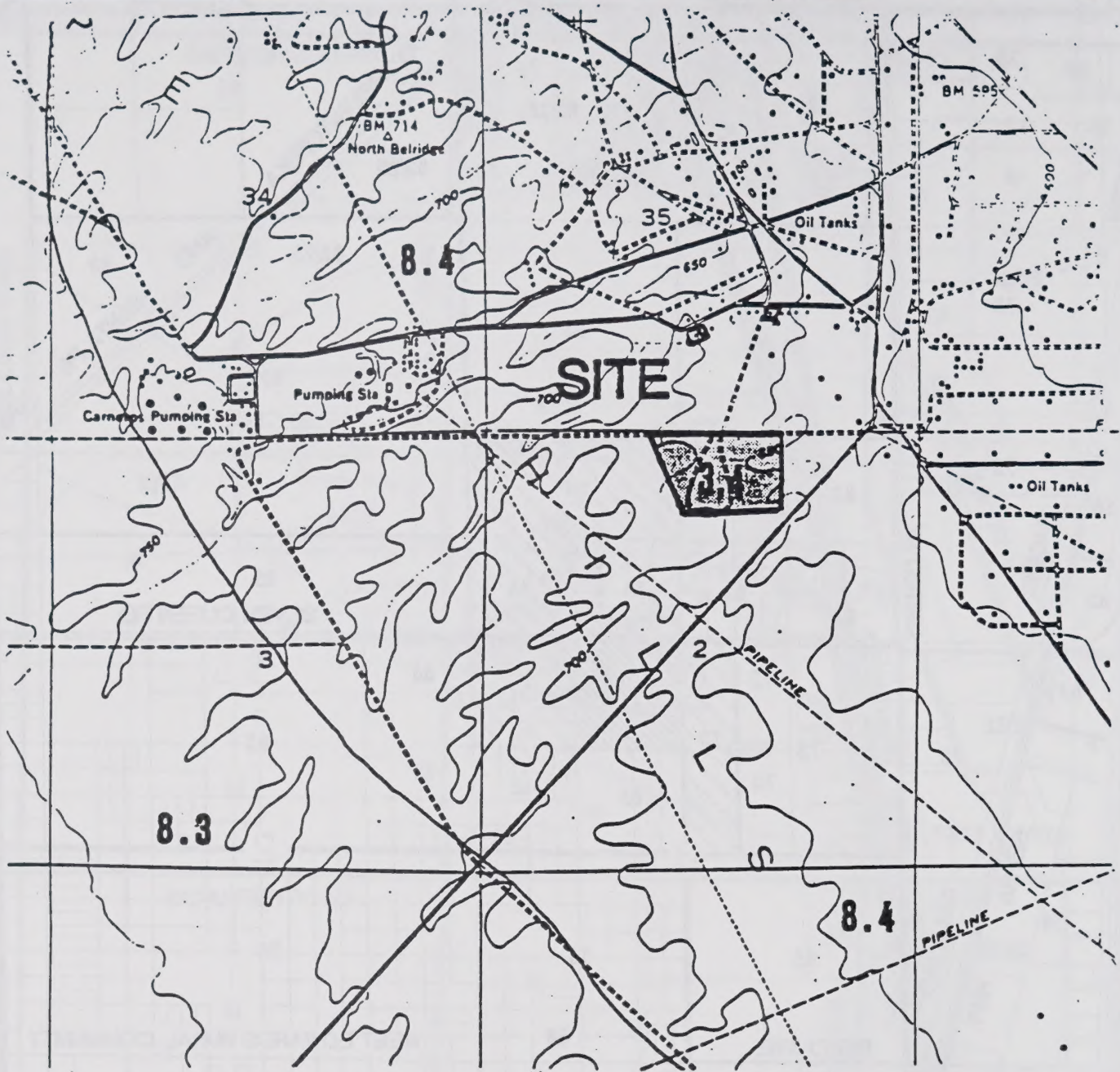


03/30/04

APPENDIX "E" MAP

04MRSLO1

See Kern County Planning Dept. for "Official" General Plan Map Code Designation

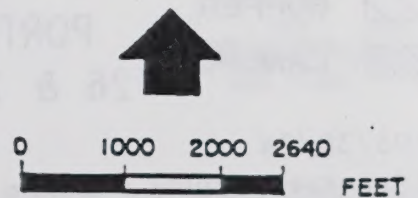


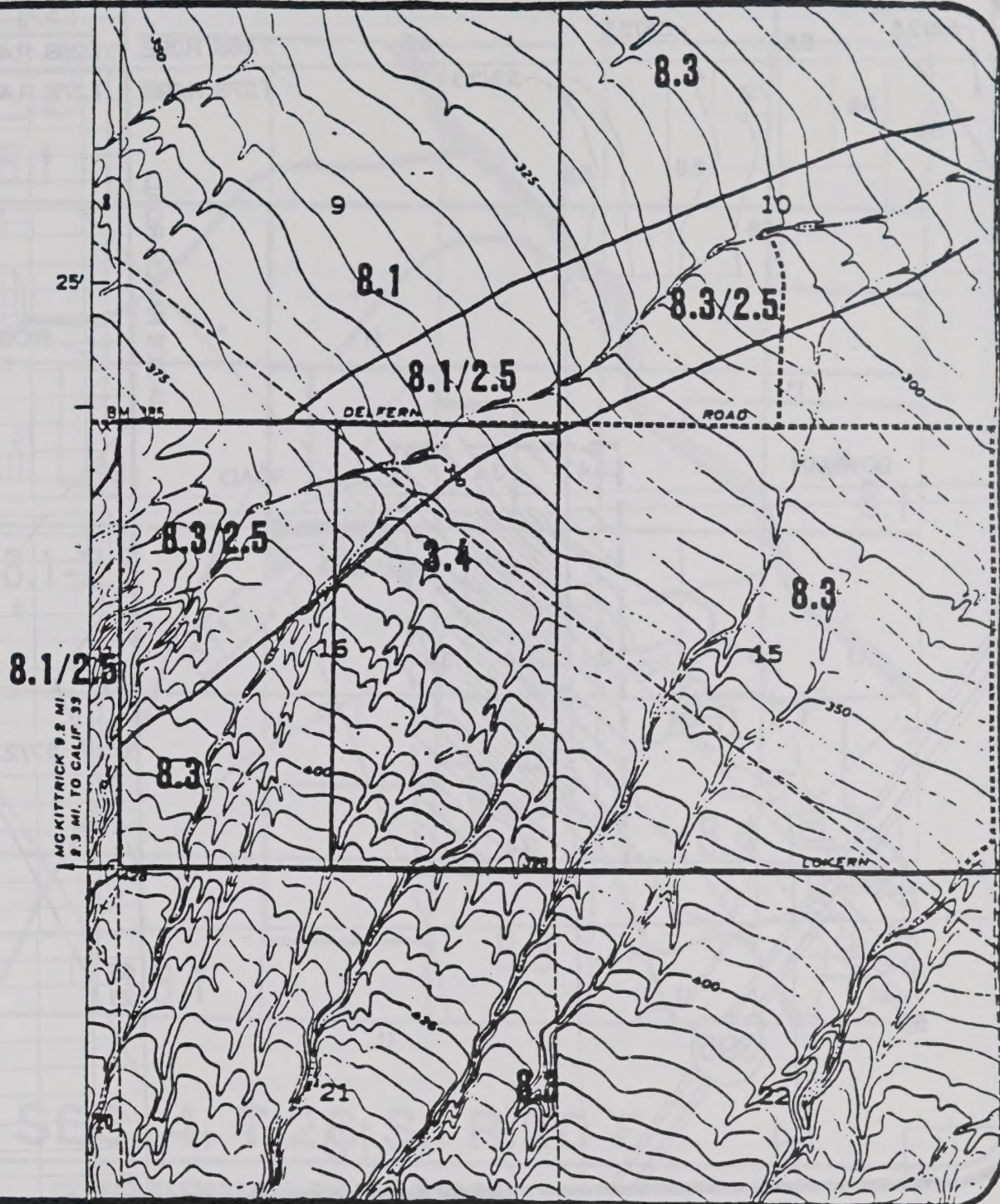
NORTH BELRIDGE

SITE LOCATION

POR. SEC.2 T28S R20E

NEAREST DWELLING UNIT APPROXIMATELY 1200 FEET FROM SITE





PETROLEUM WASTE MANAGEMENT

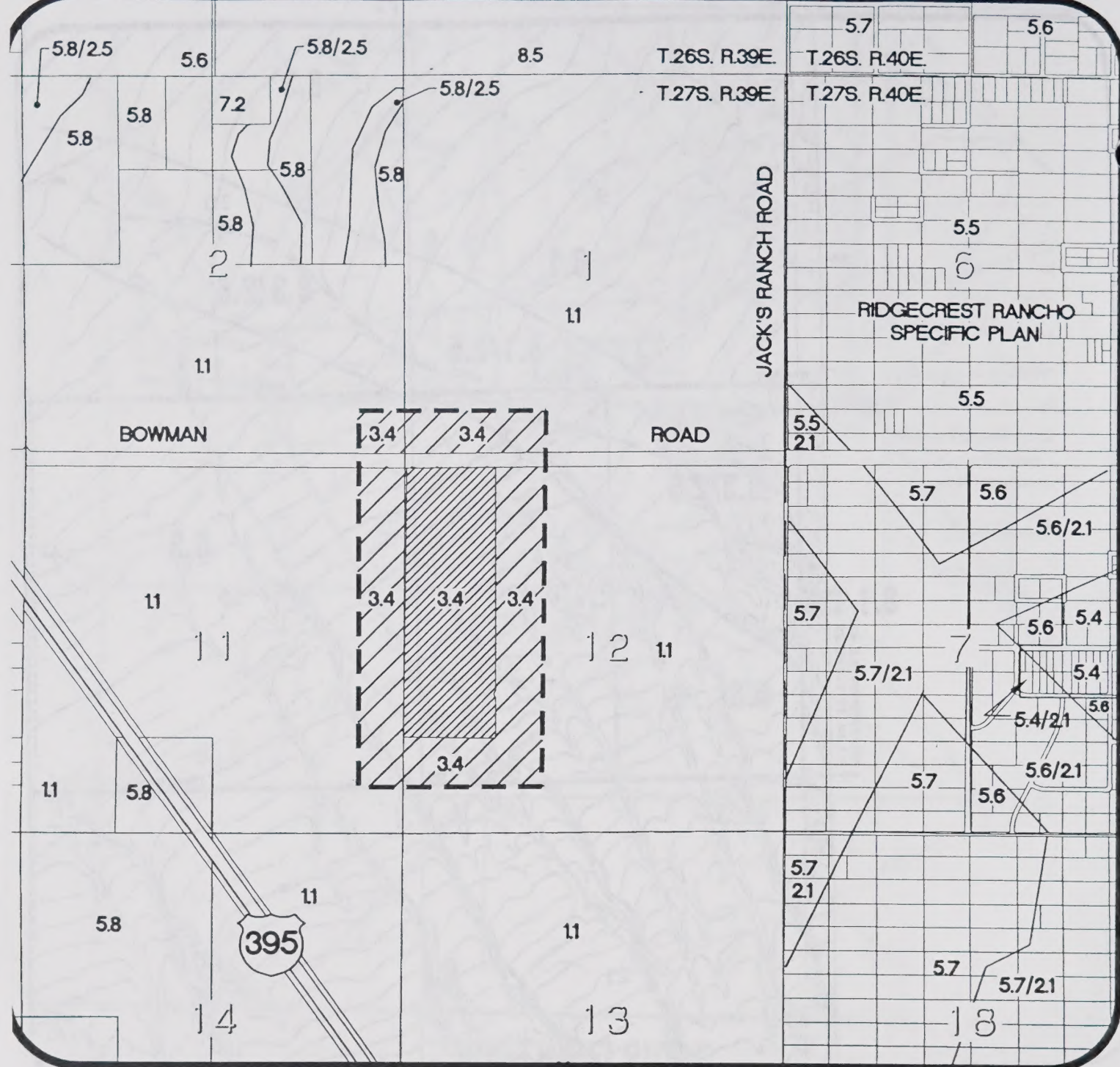
SITE LOCATION



0 1000 2000 2640

SCALE IN FEET

The East 1/2 of Section 16, T. 29 S., R. 22 E.



RIDGECREST SANITARY LANDFILL

SITE LOCATION

PORTION OF SECTION 1, 2, 11 AND 12,
T.27S., R.39E., M.D.B.&M.

LEGEND

-  BUFFER
-  LANDFILL



0 1000 2000

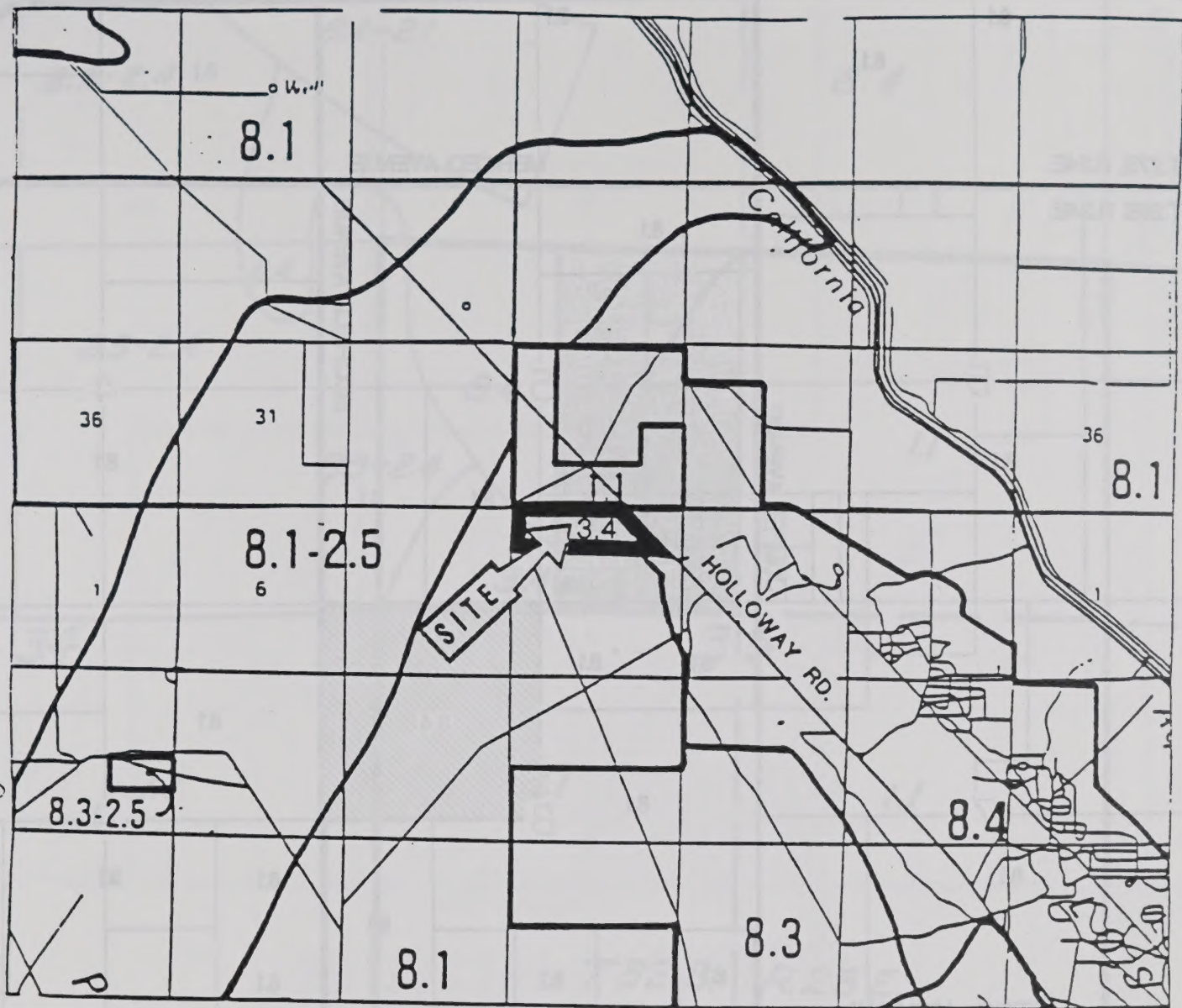
SCALE: 1"=2000'

03/30/04

APPENDIX "E" MAP

04RCSL01

See Kern County Planning Dept. for "Official" General Plan Map Code Designation



SEC. 4, T.26 S., R.20 E.

CHANGE DESIGNATION FROM 8.4 TO 3.4

LAND USE, OPEN SPACE & CONSERVATION ELEMENT

KERN COUNTY
GENERAL PLAN

GPA #1
MAP #28

KEY TO DESIGNATIONS

1. NON-JURISDICTIONAL LAND

1.1 1.2 1.3 1.4 1.5 1.6 1.7 1.8 1.9 1.10 1.11 1.12 1.13 1.14 1.15 1.16 1.17 1.18 1.19 1.20 1.21 1.22 1.23 1.24 1.25 1.26 1.27 1.28 1.29 1.30 1.31 1.32 1.33 1.34 1.35 1.36 1.37 1.38 1.39 1.40 1.41 1.42 1.43 1.44 1.45 1.46 1.47 1.48 1.49 1.50 1.51 1.52 1.53 1.54 1.55 1.56 1.57 1.58 1.59 1.60 1.61 1.62 1.63 1.64 1.65 1.66 1.67 1.68 1.69 1.70 1.71 1.72 1.73 1.74 1.75 1.76 1.77 1.78 1.79 1.80 1.81 1.82 1.83 1.84 1.85 1.86 1.87 1.88 1.89 1.90 1.91 1.92 1.93 1.94 1.95 1.96 1.97 1.98 1.99 1.100

2. PHYSICAL CONSTRAINTS OVERLAY

2.1 2.2 2.3 2.4 2.5 2.6 2.7 2.8 2.9 2.10 2.11 2.12 2.13 2.14 2.15 2.16 2.17 2.18 2.19 2.20 2.21 2.22 2.23 2.24 2.25 2.26 2.27 2.28 2.29 2.30 2.31 2.32 2.33 2.34 2.35 2.36 2.37 2.38 2.39 2.40 2.41 2.42 2.43 2.44 2.45 2.46 2.47 2.48 2.49 2.50 2.51 2.52 2.53 2.54 2.55 2.56 2.57 2.58 2.59 2.60 2.61 2.62 2.63 2.64 2.65 2.66 2.67 2.68 2.69 2.70 2.71 2.72 2.73 2.74 2.75 2.76 2.77 2.78 2.79 2.80 2.81 2.82 2.83 2.84 2.85 2.86 2.87 2.88 2.89 2.90 2.91 2.92 2.93 2.94 2.95 2.96 2.97 2.98 2.99 2.100

3. PUBLIC FACILITIES

3.1 3.2 3.3 3.4 3.5 3.6 3.7 3.8 3.9 3.10 3.11 3.12 3.13 3.14 3.15 3.16 3.17 3.18 3.19 3.20 3.21 3.22 3.23 3.24 3.25 3.26 3.27 3.28 3.29 3.30 3.31 3.32 3.33 3.34 3.35 3.36 3.37 3.38 3.39 3.40 3.41 3.42 3.43 3.44 3.45 3.46 3.47 3.48 3.49 3.50 3.51 3.52 3.53 3.54 3.55 3.56 3.57 3.58 3.59 3.60 3.61 3.62 3.63 3.64 3.65 3.66 3.67 3.68 3.69 3.70 3.71 3.72 3.73 3.74 3.75 3.76 3.77 3.78 3.79 3.80 3.81 3.82 3.83 3.84 3.85 3.86 3.87 3.88 3.89 3.90 3.91 3.92 3.93 3.94 3.95 3.96 3.97 3.98 3.99 3.100

4. SPECIAL TREATMENT AREAS

4.1 4.2 4.3 4.4 4.5 4.6 4.7 4.8 4.9 4.10 4.11 4.12 4.13 4.14 4.15 4.16 4.17 4.18 4.19 4.20 4.21 4.22 4.23 4.24 4.25 4.26 4.27 4.28 4.29 4.30 4.31 4.32 4.33 4.34 4.35 4.36 4.37 4.38 4.39 4.40 4.41 4.42 4.43 4.44 4.45 4.46 4.47 4.48 4.49 4.50 4.51 4.52 4.53 4.54 4.55 4.56 4.57 4.58 4.59 4.60 4.61 4.62 4.63 4.64 4.65 4.66 4.67 4.68 4.69 4.70 4.71 4.72 4.73 4.74 4.75 4.76 4.77 4.78 4.79 4.80 4.81 4.82 4.83 4.84 4.85 4.86 4.87 4.88 4.89 4.90 4.91 4.92 4.93 4.94 4.95 4.96 4.97 4.98 4.99 4.100

5. RESIDENTIAL

5.1 5.2 5.3 5.4 5.5 5.6 5.7 5.8 5.9 5.10 5.11 5.12 5.13 5.14 5.15 5.16 5.17 5.18 5.19 5.20 5.21 5.22 5.23 5.24 5.25 5.26 5.27 5.28 5.29 5.30 5.31 5.32 5.33 5.34 5.35 5.36 5.37 5.38 5.39 5.40 5.41 5.42 5.43 5.44 5.45 5.46 5.47 5.48 5.49 5.50 5.51 5.52 5.53 5.54 5.55 5.56 5.57 5.58 5.59 5.60 5.61 5.62 5.63 5.64 5.65 5.66 5.67 5.68 5.69 5.70 5.71 5.72 5.73 5.74 5.75 5.76 5.77 5.78 5.79 5.80 5.81 5.82 5.83 5.84 5.85 5.86 5.87 5.88 5.89 5.90 5.91 5.92 5.93 5.94 5.95 5.96 5.97 5.98 5.99 5.100

6. COMMERCIAL

6.1 6.2 6.3 6.4 6.5 6.6 6.7 6.8 6.9 6.10 6.11 6.12 6.13 6.14 6.15 6.16 6.17 6.18 6.19 6.20 6.21 6.22 6.23 6.24 6.25 6.26 6.27 6.28 6.29 6.30 6.31 6.32 6.33 6.34 6.35 6.36 6.37 6.38 6.39 6.40 6.41 6.42 6.43 6.44 6.45 6.46 6.47 6.48 6.49 6.50 6.51 6.52 6.53 6.54 6.55 6.56 6.57 6.58 6.59 6.60 6.61 6.62 6.63 6.64 6.65 6.66 6.67 6.68 6.69 6.70 6.71 6.72 6.73 6.74 6.75 6.76 6.77 6.78 6.79 6.80 6.81 6.82 6.83 6.84 6.85 6.86 6.87 6.88 6.89 6.90 6.91 6.92 6.93 6.94 6.95 6.96 6.97 6.98 6.99 6.100

7. INDUSTRIAL

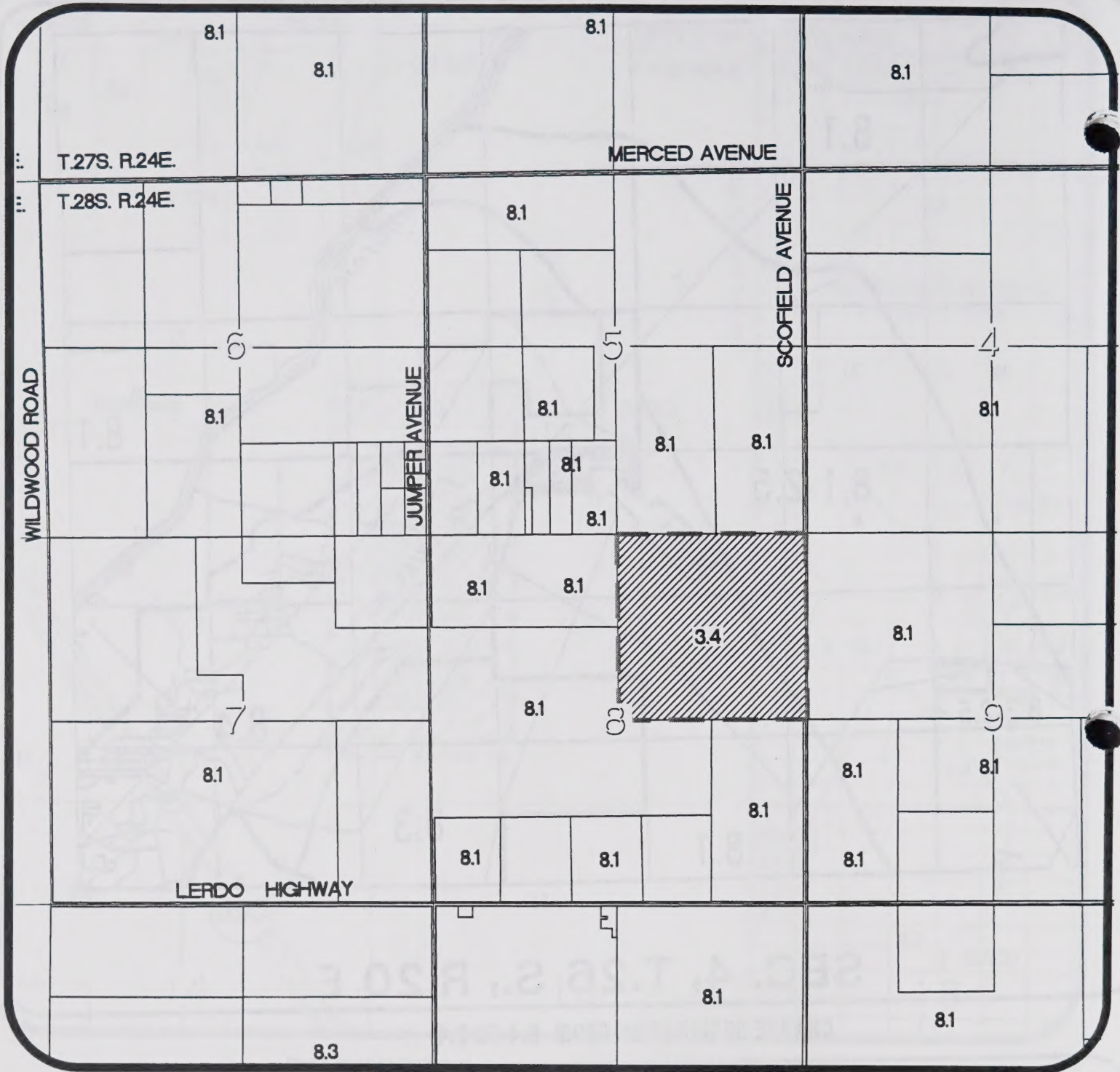
7.1 7.2 7.3 7.4 7.5 7.6 7.7 7.8 7.9 7.10 7.11 7.12 7.13 7.14 7.15 7.16 7.17 7.18 7.19 7.20 7.21 7.22 7.23 7.24 7.25 7.26 7.27 7.28 7.29 7.30 7.31 7.32 7.33 7.34 7.35 7.36 7.37 7.38 7.39 7.40 7.41 7.42 7.43 7.44 7.45 7.46 7.47 7.48 7.49 7.50 7.51 7.52 7.53 7.54 7.55 7.56 7.57 7.58 7.59 7.60 7.61 7.62 7.63 7.64 7.65 7.66 7.67 7.68 7.69 7.70 7.71 7.72 7.73 7.74 7.75 7.76 7.77 7.78 7.79 7.80 7.81 7.82 7.83 7.84 7.85 7.86 7.87 7.88 7.89 7.90 7.91 7.92 7.93 7.94 7.95 7.96 7.97 7.98 7.99 7.100

8. RESOURCE

8.1 8.2 8.3 8.4 8.5 8.6 8.7 8.8 8.9 8.10 8.11 8.12 8.13 8.14 8.15 8.16 8.17 8.18 8.19 8.20 8.21 8.22 8.23 8.24 8.25 8.26 8.27 8.28 8.29 8.30 8.31 8.32 8.33 8.34 8.35 8.36 8.37 8.38 8.39 8.40 8.41 8.42 8.43 8.44 8.45 8.46 8.47 8.48 8.49 8.50 8.51 8.52 8.53 8.54 8.55 8.56 8.57 8.58 8.59 8.60 8.61 8.62 8.63 8.64 8.65 8.66 8.67 8.68 8.69 8.70 8.71 8.72 8.73 8.74 8.75 8.76 8.77 8.78 8.79 8.80 8.81 8.82 8.83 8.84 8.85 8.86 8.87 8.88 8.89 8.90 8.91 8.92 8.93 8.94 8.95 8.96 8.97 8.98 8.99 8.100



SAN JOAQUIN COMPOSTING



SHAFTER-WASCO SANITARY LANDFILL

SITE LOCATION

NE 1/4 OF SECTION 8,
T.28S., R.24E., M.D.B.&B.

LEGEND



LANDFILL



0 1000 2000

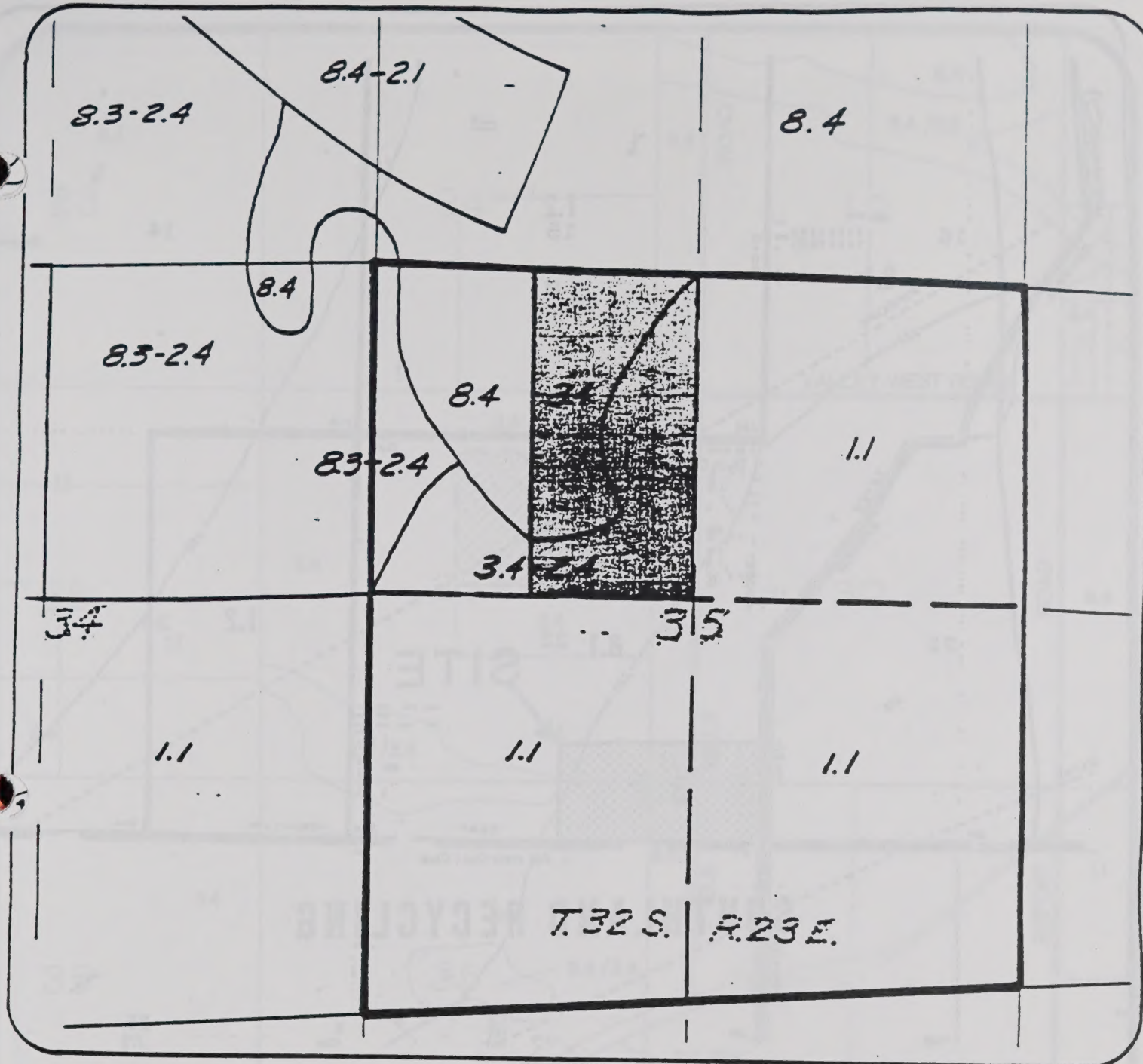
SCALE: 1"=2000'

04/30/04

APPENDIX "E" MAP

04SWSL01

See Kern County Planning Dept. for "Official" General Plan Map Code Designation



SHELL OIL WASTE FACILITY

SITE LOCATION

E 1/2 of the NW 1/4 of Sec. 35,
T. 32 S., R. 23 E.

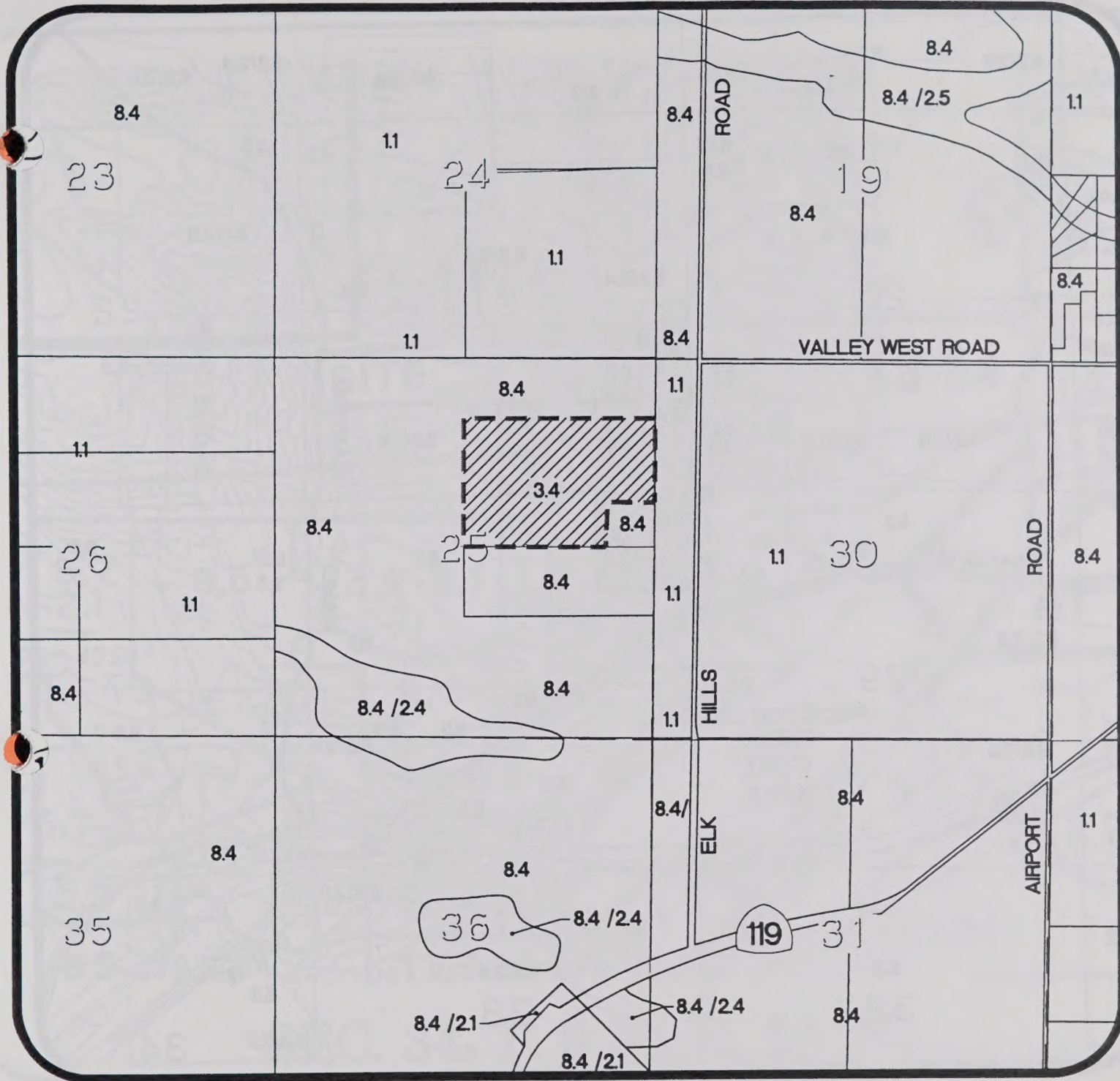


1" = 1200'

NO DWELLING UNITS WITHIN 1200 FEET OF THE SITE



SITE



TAFT SANITARY LANDFILL

SITE LOCATION

PORTION OF SECTION 25,
T.31S., R.23E., M.D.B.&M.

LEGEND

 LANDFILL

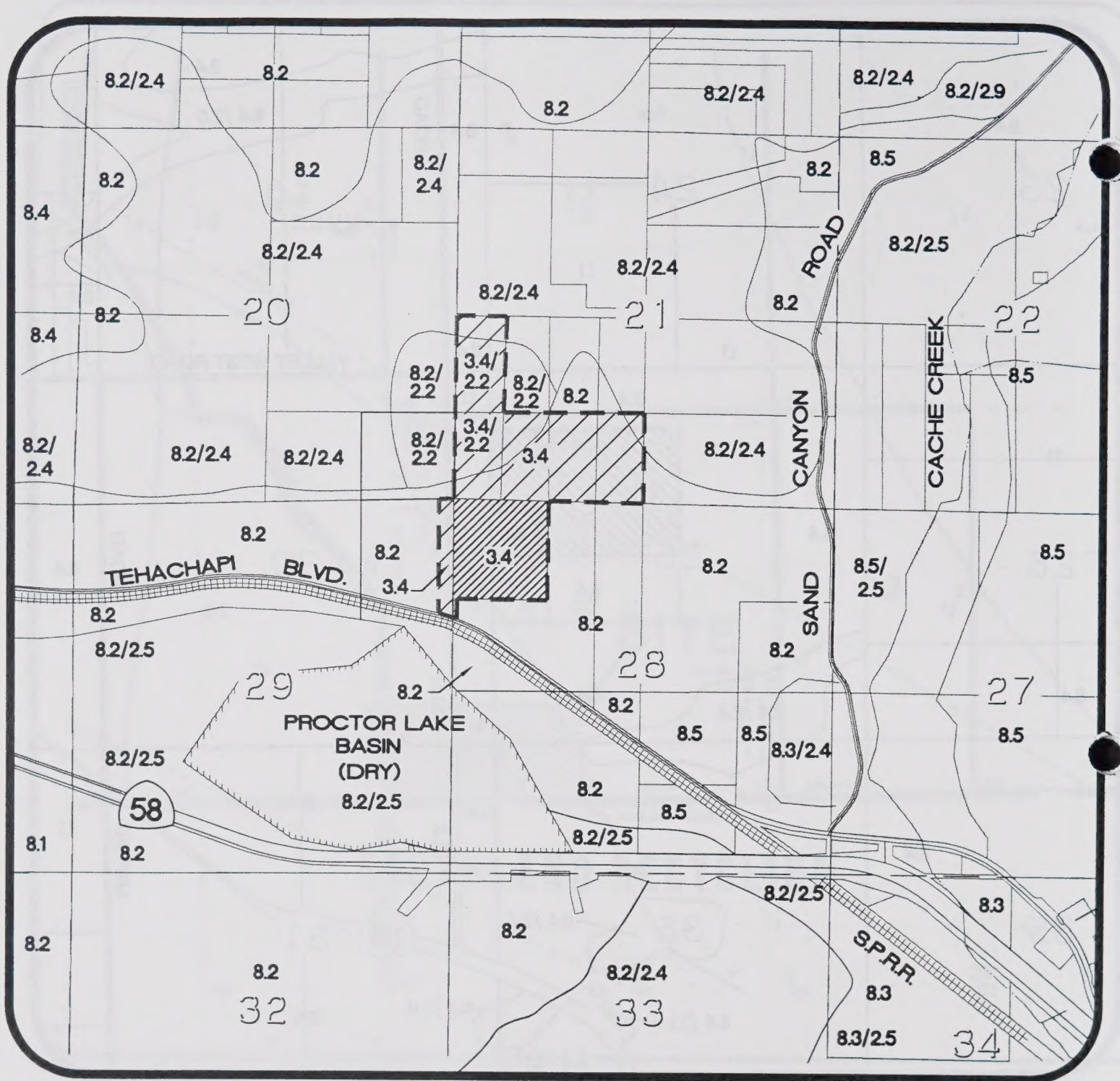


04/16/04

APPENDIX "E" MAP

04TASL01

See Kern County Planning Dept. for "Official" General Plan Map Code Designation



TEHACHAPI SANITARY LANDFILL

SITE LOCATION

PORTION OF SECTION 21, 28, 29,
T.32S., R.34E., M.D.B.&M.

LEGEND

-  BUFFER
-  LANDFILL



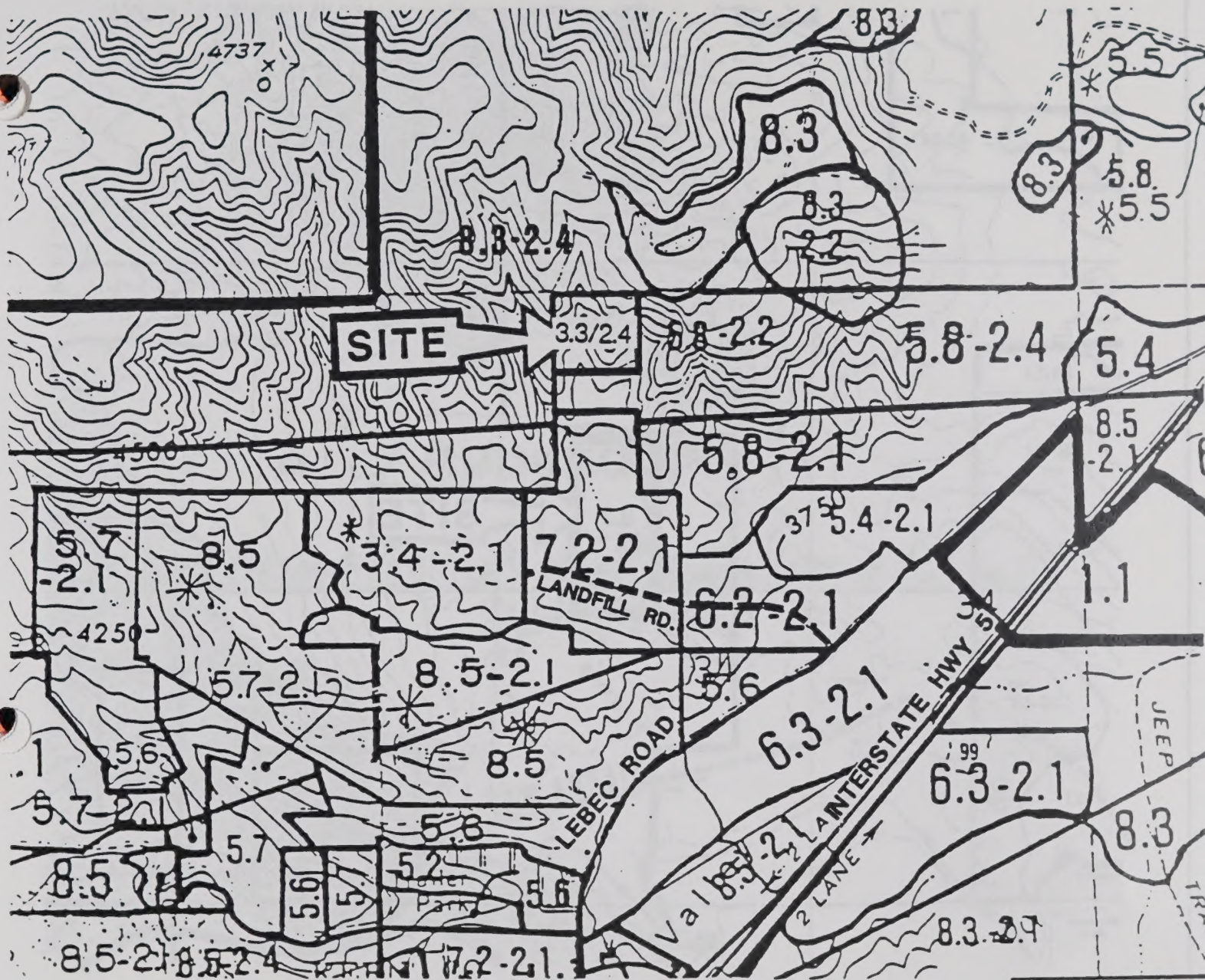
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SCALE: 1"=2000'

04/19/04

APPENDIX "E" MAP

04TESL01

See Kern County Planning Dept. for "Official" General Plan Map Code Designation



SEC. 34, T. 9 N., R. 19 W.

DESIGNATION CHANGE FROM 5.8/2.4 to 3.3/2.4

LAND USE, OPEN SPACE & CONSERVATION ELEMENT

KERN COUNTY
GENERAL PLAN

GPA # 1

MAP # 237-34

KEY TO DESIGNATIONS

1. NON-JURISDICTIONAL LAND

11 STATE OR FEDERAL LAND

12 UNINCORPORATED AREA

2. PHYSICAL CONSTRAINTS OVERLAY

21 AERIAL PHOTOGRAPHY

22 AERIAL PHOTOGRAPHY

23 AERIAL PHOTOGRAPHY

24 AERIAL PHOTOGRAPHY

25 AERIAL PHOTOGRAPHY

26 AERIAL PHOTOGRAPHY

27 AERIAL PHOTOGRAPHY

28 AERIAL PHOTOGRAPHY

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98 AERIAL PHOTOGRAPHY

99 AERIAL PHOTOGRAPHY

100 AERIAL PHOTOGRAPHY

5. RESIDENTIAL

51 SINGLE DETACHED DWELLING
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100 SINGLE DETACHED DWELLING

6. COMMERCIAL

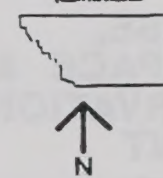
61 MAJOR COMMERCIAL
62 MAJOR COMMERCIAL
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100 MAJOR COMMERCIAL

7. INDUSTRIAL

71 LIGHT INDUSTRIAL
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74 LIGHT INDUSTRIAL
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76 LIGHT INDUSTRIAL
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8. RESOURCE

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APPENDIX F

OTHER WASTE FACILITIES – NON-HAZARDOUS/NONDISPOSAL GUIDELINES

Map Code 07

"Other Waste Facilities (non-hazardous/non-disposal)" is defined as non-hazardous waste facilities that do not have an onsite disposal. Examples include, but are not limited to the following: Large and medium animal facilities, compost, biomass, Recovery Facilities (RFs), organic composting facilities, paper waste and recycling, wood waste, clippings and grinding facilities, car washing, car detailing, car restoration, transformation facilities, and construction and demolition materials.

Appendix F

Other Waste Facilities – Nonhazardous/Nondisposal Guidelines

This Appendix is intended to provide guidance to applicants and others in making land use decisions for the health and safety of the residents of Kent County.

All proposed Other Waste Facilities must comply with the following: The applicant must provide a detailed site plan to the County Office of Planning and Zoning for review and approval. The site plan must include a detailed description of the facility, a site map showing the location of the facility, and a detailed description of the facility's operations and management.

1. That the County of Kent has adopted a County Plan which complies with the requirements of Article 5 (conforming with Section 10300 of Chapter 3 of Division 1 of Title 2).
2. That the proposed establishment or expansion of a site for a Other Waste Facility is consistent with the Land Use, Open Space and Conservation Element Map Code provisions or with applicable zoning ordinance and provisions, and is to be designated Other Waste Facilities (non-hazardous/non-disposal) (Map Code 07).
3. That relevant Land Use, Open Space and Conservation Map Code provisions, or applicable zoning ordinance provisions, are deemed compatible with the proposed establishment or expansion of the Other Waste Facility (non-hazardous/non-disposal).
4. That potential use permits will be required, including the establishment or expansion of the Other Waste Facility (non-hazardous/non-disposal), including the requirements.

Appendix F
City of
Orin Water Facilities - North Carolina
Guidelines

SEC 17.000 B.34E.

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APPENDIX F

OTHER WASTE FACILITIES – NON-HAZARDOUS/NON-DISPOSAL GUIDELINES

Map Code 3.7

"Other Waste Facilities (non-hazardous/non-disposal)" is defined as non-hazardous waste facilities that do not have an on-site disposal. Examples include, but are not limited to the following: Large and medium volume transfer facilities; Materials Recovery Facilities (MRF); organic composting facilities (green waste and biosolids); wood waste (chipping and grinding facilities); tire recycling; soil remediation; transformation facilities; and construction and demolition recycling.

Pursuant to Public Resources Code 43000 et seq., certain findings are required for designating sites for Other Waste Facilities (non-hazardous/non-disposal). Findings must show that an existing Other Waste Facilities (non-hazardous/non-disposal), a new facility, or future expansion of an existing site is consistent with the Kern County and Incorporated Cities Integrated Waste Management Plan and the Kern County General Plan, and that adjacent authorized land uses are compatible with such a facility.

This Appendix is intended to provide procedural guidance and criteria to ensure land use compatibility for the health and safety of the residents of Kern County.

All proposed Other Waste Facilities found to be inconsistent with the General Plan map provisions, shall require an amendment to the General Plan or applicable Specific Plan to designate the site as a Other Waste Facilities (Map Code 3.7). Furthermore, the following findings shall be made:

1. That the County of Kern has adopted a General Plan which complies with the requirements of Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of Title 7;
2. That the proposed establishment or expansion of a site for a Other Waste Facilities is consistent with the Land Use, Open Space and Conservation Element Map Code provisions or with applicable special treatment area provisions, and is to be designated Other Waste Facilities (non-hazardous/non-disposal) (Map Code 3.7);
3. That adjacent Land Use, Open Space and Conservation Map Code provisions, or applicable special treatment area provisions, are deemed compatible with the proposed establishment or expansion of the Other Waste Facilities (non-hazardous/non-disposal);
4. That conditional use permits will be required, authorizing the establishment or expansion of the Other Waste Facilities (non-hazardous/non-disposal), including site improvements;

5. That the project has been evaluated pursuant to the requirements of the California Environmental Quality Act, Public Resources Code Section 21000, et seq.

DECISION PROCEDURE FOR SITING OTHER WASTE FACILITIES (NON-HAZARDOUS/NON-DISPOSAL)

1. Transfer Stations

A. Large-volume transfer stations (more than 100 tons per day) are designed to retain refuse from public/ private haulers and the general public and then have the refuse transported to a sanitary landfill on a daily basis. These sites are to be designated on the applicable General Plan maps or Specific Plan maps as Other Waste Facilities (non-hazardous/non-disposal) (Map Code 3.7). The following criteria will be used in evaluating a proposed facility for a large-volume transfer station.

- 1) The site shall be a minimum of 2.5 acres in size.
- 2) The facility shall be sited in such a manner that traffic, litter, odor, or fire would be mitigated to acceptable levels.
- 3) Landscaped buffer strips or other suitable buffers shall be required to establish a minimum of 200 feet between the new transfer facility and edge of the property. This 200 foot buffer shall be owned by the transfer facility and shall be designated Map Code 3.7.1.
- 4) The area shall conform to standards set forth in the Kern County Noise Element.
- 5) Primary access shall be from arterials or collectors.
- 6) The location must be sited in such a manner so as not preclude future expansion.

B. Medium-volume transfer stations (greater than 15 tons but less than 100 tons per day) shall adhere to the siting criteria for large-volume transfer stations, but slight deviation may be considered.

C. The facility shall be sited in such a way so as to minimize impacts on County owned streets and highways.

2. Transformation facilities (formerly called waste-to-energy facilities) are those designed to convert waste into usable energy. Those sites of at least 20 acres in size shall be designated on the applicable General Plan maps or Specific Plan maps as Other Waste Facilities (non-hazardous/non-disposal) (Map Code 3.7). Sites of less than 20 acres in size shall be described and shown in the Kern

County and Incorporated Cities Integrated Waste Management Plan. The following siting and/or decision criteria will be used in addition to any State or federal requirements:

- A. Landscaped buffer strips or other suitable buffers shall be required to establish a minimum of 660 feet between the new transformation facility and the edge of the property. This 660 foot buffer shall be owned by the transformation facilities facility and shall be designated Map Code 3.7.1.
- B. The facility shall be sited in such a manner that traffic, litter, odor, or fire would be mitigated to acceptable levels.
- C. The facility shall be sited in such a way so as to minimize impacts on County owned streets and highways.

3. Commercial organic composting facilities are those designed to yield a safe and nuisance free product through a controlled microbial degradation of organic wastes as defined in Section 40116 of the Public Resources Code. A "Composting Facility" includes the following:

- 1. Green materials composting facilities that have greater than 1,000 cubic yards of feedstock and active compost on-site at any one time;
- 2. Animal material composting facilities;
- 3. Sewage sludge composting facilities; and
- 4. Mixed solid waste composting facilities.

These sites are to be designated on the applicable General Plan maps or Specific Plan maps as "Other Waste Facilities (non-hazardous/non-disposal) (Map Code 3.7). The following criteria shall be used in evaluating a proposed commercial organic composting facility site.

- A. Landscaped buffer strips or other suitable buffers shall be required to establish a minimum of 660 feet between the new commercial organic composting facility and residential dwelling unit(s), existing or future. This 660 foot buffer shall be owned by the commercial composting facility and shall be designated Map Code 3.7.1.
- B. The facility shall be sited in such a manner that traffic, litter, odor, or fire would be mitigated to acceptable levels.

- C. The facility shall be sited in such a way so as to minimize impacts on County owned streets and highways.

Appendix G

Noise Contour Estimates

Appendix G

Noise Contour Estimates

HIGHWAY NOISE CONTOUR ESTIMATES - KERN COUNTY

1995						
Segment	Post Miles	Dist. To Ldn=65 dB (feet)	Dist. To Ldn=60 dB (feet)	Dist. To Ldn=55 dB (feet)	Reference	Post Mile
I-5 @ State Route 46	72.02-74.02	90	210	450	intersection	73.02
I-5 @ State Route 58	1 mi. either direction	80	190	400	intersection	52.15
I-5 @ State Route 166	1 mi. either direction	80	190	400	intersection	19.61
I-5 Grapevine to L.A. County line	10.16 - 0.00	250	500	900	County line	0
State Route 33 @ State Route 46	1 mi. either direction	50	60	125	intersection	60.09
State Route 33 @ State Route 58	1 mi. either direction	50	110	250	Junction Route 58 West, McKittrick South	33-45
State Route 33 @ State Route 119	1 mi. either direction	50	110	250	(Taft) intersection	17.89
State Route 33 @ State Route 166	1 mi. either direction	50	110	250	intersection (Maricopa, Poso St.)	11.53
State Route 46 @ State Route 33	1 mi. either direction	50	110	250	intersection (Blackwells Corner)	20.54
State Route 46 @ I-5	1 mi. either direction	60	125	300	intersection (Blackwells Corner)	32.53
State Route 46 @ State Route 43	1 mi. either direction	80	190	400	intersection (Wasco)	5.122
State Route 46 @ State Route 99	1 mi. either direction	60	125	300	intersection (Famoso)	57.79
State Route 58 @ State Route 33	1 mi. either direction	50	50	70	intersection (Famoso)	15.41
State Route 58 @ I-5	1 mi. either direction	50	90	210	intersection (Famoso)	31.64
State Route @ 99 Freeway	1 mi. either direction	250	500	900	intersection (Famoso)	51.81
State Route @ 58 @ State Route 178	1 mi. either direction	190	400	700	intersection (Famoso)	53.71
See Last Page State Route 99 @ North Co. line	1 mi. either direction	210	450	800	County line	0
State Route 99 @ Lerdo	1 mi. either direction	190	400	700	intersection	36.52
State Route 99 @ State Route 119	1 mi. either direction	140	350	600	intersection	17.5
State Route 99 @ State Route 166	1 mi. either direction	125	300	550	intersection	2.73

Business 99 @ 99 Junction South	1 mi. N. of intersection to intersection does not apply to 99 south of intersection	50	90	210	intersection	10.93
Business 99 (Panama Rd.)	1 mi. either direction	90	210	450	intersection	N/A
State Route 119 @ I-5	1 mi. either direction	50	110	250	intersection	19.77
State Route 119 @ Union Ave.	1 mi. either direction	80	190	400	intersection	31.28
State Route 204 @ State Route 33	1 mi. either direction	50	80	190	intersection	0
State Route 204 @ South Junction 99	1 mi. either direction	140	350	600	intersection	6.75
State Route 204 @ Chester Ave.	1 mi. either direction	90	210	450	intersection	1.16
State Route 155 @ State Route 99	0.00 - 1.00	50	50	110	intersection	0
State Route 155 @ Browning Rd. (Delano)	1.01-2.46	50	50	90	intersection	1.46
State Route 155 @ State Route 178	70.27-71.27	50	110	250	intersection	71.27
State Route 166 @ State Route 33	1 mi. either direction	50	50	80	intersection	0
State Route 166 @ I-5	1 mi. either direction	50	90	210	intersection	22.8
State Route 166 @ State Route 99	23.62-24.62	50	90	210	intersection	24.62
State Route 178 @ State Route 58	1.89-3.40	210	450	800	intersection	1.89
State Route 178 @ State Route 184	1 mi. either direction	210	450	800	intersection	9.61
State Route 178 @ State Route 155	1 mi. either direction	50	90	210	intersection	44.14
State Route 184 @ Niles St.	8.60-9.60	90	210	450	intersection	9.6
State Route 184 @ Segrue Rd. (Lamont)	1 mi. either direction	125	300	550	intersection	1.26
State Route 184 @ State Route 223 (Arvin)	0.00-2.00	50	110	250	intersection	(at 2 pm, change to 0.00)
State Route 184 @ State Route 58 West	7.94-8.35	125	300	550	intersection	8.35
State Route 184 @ State Route 178	11.14-12.14	50	60	125	intersection	12.14
State Route 223 @ State Route 184	1 mi. either direction	60	125	300	intersection	16.01

State Route 223 @ Comanche (Arvin)	1 mi. either direction	50	90	210	intersection	20.15
State Route 223 @ Derby (Arvin)	1/2 mi. either direction	80	190	400	intersection	21.17
State Route 14 @ North Junction 158	1/2 mi. either direction	60	125	300	intersection	16.06
State Route 14 @ South Junction State Route 58	1/2 mi. either direction	80	190	400	intersection	(break in route) 16.06
State Route 14 @ Rosamond Blvd.	1 mi. either direction	70	140	350	intersection	3.02
State Route 14 @ County line	1 mi. either direction	80	190	400	intersection	0
State Route 58 @ Summit Interchange (Tehachapi)	1 mi. either direction	80	190	400	intersection	94.16
State Route 58 @ Sand Canyon Interchange	1 mi. either direction	80	190	400	intersection	99.25
State Route 58 @ North Junction State Route 14	111.83-112.97	110	250	500	Intersection (North Junction) (South Junction)	111.83 112.97
State Route 58 @ California City Rd.	1 mi. either direction	70	140	350	intersection	127.54
State Route 58 @ Boron Ave.	1 mi. either direction	60	125	300	intersection	142.88
State Route 178 @ Junction State Route 395	1 mi. either direction	50	110	250	intersection	93.23
State Route 178 @ Junction Ridgecrest Blvd.	1 mi. either direction	70	190	350	intersection	102.63
State Route 202 @ Old Hwy 58 (Tehachapi)	1/2 mi. from Old 58 to South	50	110	250	intersection	10.4
State Route 395 @ Junction State Route 178 (Inyokern)	1 mi. either direction	50	50	110	intersection	23.5
State Route 395 @ San Bernadino County line	0.00-1.21	50	90	210	County line	0
Revisions 9-10-75 State Route 99 - Bkfld. Area	depressed section	85	130	400		
State Route 178 - Bkfld. Area	depressed section	90	150	450		
State Route 99 - Delano Area	depressed section	90	150	450		

1973 NOISE CONTOUR ESTIMATES - LINE OPERATIONS

SOUTHERN PACIFIC RAILROAD COMPANY

SEGMENT				DISTANCE IN FEET		
BEGIN	DIRECTION	LENGTH	END	CNEL=60dB	CNEL=65dB	CNEL=55dB
North County Line (main line)	South	2.3 miles	South end of Delano yard	440	900	1,810
South end of Delano yard	South	12.6 miles	1 mile south of Famoso	450	840	1,550
North County Line (Exeter)	South	12.6 miles	1 mile south of Famoso	40	75	145
1 mile north of Cawelo (main line)	South	3.0 miles	1 mile south of Lerdo	450	840	1,550
Oil Junction Siding	East	4.8 miles	Maltha Siding (Manor Street)	70	130	260
Saco (Seventh Standard Road)	South and East	7.1 miles	East Bakersfield yard (Baker Street)	550	1,030	1,930
West end - Kern River Bridge	East	0.73 mile	East end - Kern River Bridge	1,380	2,420	4,220
Baker Street	East	12.1 miles	Sandcut (East of Edison)	700	1,440	2,970
Edison Highway at Washington Street	South and West	8.6 miles	Gosford Siding	105	200	380
Gosford Siding	West	18.1 miles	Levee Siding (Begin Sunset Railroad)	70	140	260
Highway 58 at Mayer Avenue	West	10.2 miles	Buttonwillow	50	100	190
Edison Highway near Fairfax Road	South	16.9 miles	Arvin	55	105	205
Tunnel No. 1/2 (West of Caliente)	East	25.0 miles	Cable (West of Highway 58 near Tehachapi)	720	1,620	3,620
Turns - along above)				960	1,940	3,920

1973 NOISE CONTOUR ESTIMATES - LINE OPERATIONS

SOUTHERN PACIFIC RAILROAD COMPANY (CONT'D)

SEGMENT				DISTANCE IN FEET		
BEGIN	DIRECTION	LENGTH	END	CNEL=60dB	CNEL=65dB	CNEL=55dB
Cable	East	4.2 miles	Tehachapi Station	720	1,620	3,620
Tehachapi Station	East	4.4 miles	Monolith	480	930	1,810
Monolith	East	6.8 miles	Cameron Canyon Road	520	1,000	1,900
California Portland Cement (Creal)	East	9.2 miles	Mojave yard	40	90	210
Mojave yard	South	4.1 miles	Fleta (South of Silver Queen Road)	470	880	1,630
Ansel (North of Rosamond)	South	7.6 miles	South County Line	560	1,120	2,230
Mojave yard	North	28.4 miles	Saltdale	55	120	250
6 miles south of Inyokern	North	15.3 miles	North County Line	40	90	200

SUNSET RAILROAD

[illegible]

STATE ROUTE 33

SEGMENT				DISTANCE IN FEET		
BEGIN	DIRECTION	LENGTH	END	L _{dn} =65dB	L _{dn} =60dB	L _{dn} =55dB
2 miles north intersection of State Route 46	South	4 miles	2 miles south of intersection	50	120	
2 miles north/northerly intersection with State Route 58	South	2.3 miles	3 miles south of intersection	60	140	325
2 miles north intersection of State Route 119	South	4 miles	2 miles south of intersection	50	120	250
1 mile north intersection of State Route 166	South	4 miles	2 miles south of intersection	60	125	300
from *	South	0.7 mile		80	200	400

STATE ROUTE 43

[illegible]

STATE ROUTE 58

SEGMENT				DISTANCE IN FEET		
BEGIN	DIRECTION	LENGTH	END	L _{dn} =65dB	L _{dn} =60dB	L _{dn} =55dB
Southwest intersection Highway 33	East	1.4 miles	Northeast intersection of Highway 33	80	190	400
Corn Camp Road	East	8 miles	1 mile east intersection Interstate 5	90	210	450
3 miles west of Nord Road	East	5 miles	2 miles east of Allen Road	190	400	700
Intersection of Highway 99	East	0.3 mile *		300	550	950
from *	East	1.3 miles	Junction of State Route 178	140	350	600
Junction State Route 178			Truxtun Avenue - City of Bakersfield			
Truxtun Avenue	East	4 miles	Intersection with State Route 184	210	450	800
Intersection with State Route 202	East	11 miles	End of freeway	120	260	550
Intersection with State Route 14 North	South	2 miles	1 mile east intersection State Route 14 South	120	260	500
Beginning of freeway	East	8.4 miles	County Line	75	200	400

1973 HIGHWAY NOISE CONTOUR ESTIMATES - KERN COUNTY

STATE ROUTE 58 (NEW)

REVISED 11/75

SEGMENT				DISTANCE IN FEET		
BEGIN	DIRECTION	LENGTH	END	L _{dn} =65dB	L _{dn} =60dB	L _{dn} =55dB
Cottonwood Road	East	4 miles	Intersection with State Route 184	190	400	700
Junction State Route 99	East	3 miles	Cottonwood Road (at grade) <i>Revised 11/75</i>	190	400	700
Junction State Route 99	East	3 miles	Cottonwood Road (depressed sections) <i>Revised 11/75</i>	85	130	400

1973 HIGHWAY NOISE CONTOUR ESTIMATES - KERN COUNTY

STATE ROUTE 99

REVISED 9/10/75

SEGMENT				DISTANCE IN FEET		
BEGIN	DIRECTION	LENGTH	END	L _{dn} =65dB	L _{dn} =60dB	L _{dn} =55dB
North County Line (except below)	South	22 miles	1 mile south intersection Lerdo Road	300	650	1,100
Cecil Avenue	South		Garces Highway	110	350	1,400
Seventh Standard Road	South	4 miles	0.6 mile South Airport Drive interchange *	350	600	650
from *	South	2 miles	California Avenue interchange	450	800	1,300
California Avenue interchange	South	1.7 miles	Ming Avenue interchange	150	450	850
Ming Avenue interchange	South	2 miles	White Lane interchange	110	210	500
David Road intersection	South	2.6 miles	Intersection State Route 166	210	450	800
White Lane interchange	South	3 miles	State Route 119 interchange	250	500	900

STATE ROUTE 119

[illegible]

348

[illegible]

2. GENETIC

STATE ROUTE 178

[illegible]

STATE ROUTE 202

[illegible]

STATE ROUTE 395

[illegible]

1995 NOISE CONTOUR ESTIMATES - LINE OPERATIONS

SOUTHERN PACIFIC RAILROAD COMPANY

SEGMENT				DISTANCE IN FEET		
BEGIN	DIRECTION	LENGTH	END	CNEL=60dB	CNEL=65dB	CNEL=55dB
North County Line (main branch)	South	2.3 miles	South end of Delano yard	680	1,360	2,750
South end of Delano yard	South	12.6 miles	1 mile south of Famoso (main branch)	650	1,200	2,240
North County Line (Exeter branch)	South	12.6 miles	1 mile south of Famoso (Exeter branch)	60	110	215
1 mile north of Cawelo (main branch)	South	3.0 miles	1 mile south of Lerdo (main branch)	650	1,200	2,240
Oil Junction	East	4.8 miles	Maltha Siding (Manor Street)	100	200	380
Saco (Seventh Standard Road)	South and East	7.1 miles	East Bakersfield yard (Baker Street)	800	1,500	2,900
West end - Kern River Bridge	East	0.73 mile	East end - Kern River Bridge	1,930	3,370	5,890
Baker Street	East	12.1 miles	Sandcut (East of Edison)	1,080	2,220	4,570
Edison Highway at Washington Street	South and West	8.6 miles	Gosford Siding	155	295	560
Gosford Siding	West	18.1 miles	Levee Siding (Begin Sunset Railroad)	105	200	380
Highway 58 at Mayer Avenue	West	10.2 miles	Buttonwillow	75	145	280
Edison Highway near Fairfax Road	South	16.9 miles	Arvin	80	160	300
Tunnel No. 1/2 (West of Caliente)	East	25.0 miles	Cable (West of Highway 58 near Tehachapi)	960	2,160	4,840
Turns - along above)				1,230	2,500	5,050

1995 NOISE CONTOUR ESTIMATES - LINE OPERATIONS

SOUTHERN PACIFIC RAILROAD COMPANY (CONT'D)

SEGMENT				DISTANCE IN FEET		
BEGIN	DIRECTION	LENGTH	END	CNEL=60dB	CNEL=65dB	CNEL=55dB
Cable	East	4.2 miles	Tehachapi Station	960	2,160	4,840
Tehachapi Station	East	4.4 miles	Monolith	610	1,190	2,300
Monolith	East	6.8 miles	Cameron Canyon Road	660	1,260	2,400
California Portland Cement (Creal)	East	9.2 miles	Mojave yard	65	150	345
Mojave yard	South	4.1 miles	Fleta (South of Silver Queen Road)	610	1,090	1,970
Ansel (North of Rosamond)	South	7.6 miles	South County Line	720	1,430	2,860
Mojave yard	North	28.4 miles	Saltdale	90	180	390
6 miles south of Inyokern	North	15.3 miles	North County Line	60	150	340

1995 AT&SF RAILROAD LINE OPERATIONS

NOISE CONTOUR ESTIMATES

REVISED 10/20/75

SEGMENT				DISTANCE IN FEET		
BEGIN	DIRECTION	LENGTH	END	CNEL=60dB	CNEL=65dB	CNEL=55dB
Bakersfield yard	West and North	34.4 miles	North County Line	340	630	1,170
Pentland	Northwest	8.8 miles	Taft	84	200	460
Pentland	Northeast	9.4 miles	Levee Station	70	170	400
East County Line (Kern/San Bernardino)	West	35.4 miles	Mojave yard	470	880	1,630
U.S. Borax Spur-Boron	West and North	3.5 miles	U.S. Borax Plant	30	70	160
Bakersfield yard	East	1.9 miles	East Bakersfield yard	360	690	1,340

Appendix H

The Land Use Plan Decision Procedure

WATER QUALITY ESTIMATES

ESTIMATE	ESTIMATE	ESTIMATE	DISTANCE IN FEET	
			including	including
1.00	1.00	1.00	1.00	1.00
2.00	2.00	2.00	2.00	2.00
3.00	3.00	3.00	3.00	3.00
4.00	4.00	4.00	4.00	4.00
5.00	5.00	5.00	5.00	5.00
6.00	6.00	6.00	6.00	6.00
7.00	7.00	7.00	7.00	7.00
8.00	8.00	8.00	8.00	8.00
9.00	9.00	9.00	9.00	9.00
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13.00	13.00	13.00	13.00	13.00
14.00	14.00	14.00	14.00	14.00
15.00	15.00	15.00	15.00	15.00
16.00	16.00	16.00	16.00	16.00
17.00	17.00	17.00	17.00	17.00
18.00	18.00	18.00	18.00	18.00
19.00	19.00	19.00	19.00	19.00
20.00	20.00	20.00	20.00	20.00
21.00	21.00	21.00	21.00	21.00
22.00	22.00	22.00	22.00	22.00
23.00	23.00	23.00	23.00	23.00
24.00	24.00	24.00	24.00	24.00
25.00	25.00	25.00	25.00	25.00
26.00	26.00	26.00	26.00	26.00
27.00	27.00	27.00	27.00	27.00
28.00	28.00	28.00	28.00	28.00
29.00	29.00	29.00	29.00	29.00
30.00	30.00	30.00	30.00	30.00
31.00	31.00	31.00	31.00	31.00
32.00	32.00	32.00	32.00	32.00
33.00	33.00	33.00	33.00	33.00
34.00	34.00	34.00	34.00	34.00
35.00	35.00	35.00	35.00	35.00
36.00	36.00	36.00	36.00	36.00
37.00	37.00	37.00	37.00	37.00
38.00	38.00	38.00	38.00	38.00
39.00	39.00	39.00	39.00	39.00
40.00	40.00	40.00	40.00	40.00
41.00	41.00	41.00	41.00	41.00
42.00	42.00	42.00	42.00	42.00
43.00	43.00	43.00	43.00	43.00
44.00	44.00	44.00	44.00	44.00
45.00	45.00	45.00	45.00	45.00
46.00	46.00	46.00	46.00	46.00
47.00	47.00	47.00	47.00	47.00
48.00	48.00	48.00	48.00	48.00
49.00	49.00	49.00	49.00	49.00
50.00	50.00	50.00	50.00	50.00

THE LAND USE PLAN DECISION PROCEDURE

The decision procedure used in developing the General Plan planned land use maps are illustrated in the General Plan Decision Procedure Chart. The procedure enabled land use designations to be based on a coherent, consistent and clearly defined set of criteria. The procedure is compatible with General Plan policies and, during plan preparation. The procedure was based upon the concept of guiding future rural and urban development away from valuable resources and environmental hazards and land use constraints.

The General Plan planned land use maps were created by using a series of technical maps containing information about the County (oil fields, steep slopes, flooding, existing development, etc.). Step by step, following the decision procedure, the data on each map were considered, and ultimately every parcel of land in the County was assigned an appropriate designation.

Step I in the decision procedure required that the boundaries of the four Priority Areas be delineated on all plan maps. Following this step, all subsequent steps were executed only on the Countywide 1:100,000 map for those areas outside the Priority Areas, and only on the 1:24,000 maps for the Priority Areas themselves. Information and designations were shown for any area either on the 1:100,000 or the 1:24,000 maps, but not on both.

In Step II, nonjurisdictional areas comprising State and federal land ownerships and areas within incorporated cities were delineated and coded. In Step III, the same process was applied to areas within boundaries of Accepted County Plans, and each was identified by a coded designation. (See Appendix A for description of Accepted County Plans)

In Step IV, compatible designations were applied to existing developed industrial, commercial, and residential land use.

In Step V, designations were applied to areas which had received an official commitment for their future use, as defined by one or more of the following criteria, thereby acknowledging their continuing presence in the County.

1. Approved General Plan Amendments
2. Adopted development guides for phased development projects.
3. Past land use commitments for rural and urban development.

In Step VI, existing public and private facilities, such as schools, parks, and sanitary landfills, were designated.

In Steps, VII, VIII, and IX, land containing valuable natural resources, such as oil and mineral deposits, Class I and II soils with surface water available for intensive agriculture, and existing intensive agriculture, were designated accordingly.

Next, in Steps X through XIV, lands subject to various physical hazards were examined in relationship to several characteristics (existing resource uses, Class I, II, or III soil, parcel size, range site suitability, public water and sewer availability, county water district

status) and designated in one or another category of appropriate use with a coded "constraint overlay" (e.g., 8.3/2.4, meaning Extensive Agriculture with average slope equal to or exceeding 30 percent).

Steps XV, XVI, and XVII evaluated existing commercial, industrial, and agricultural industrial zoning status and where the zoning classification occurred, appropriate designations were delineated on the plan maps.

At this point, Step XVIII involved evaluation and application of projections of the assumed future population distribution. The growth assumptions were applied as guidelines to allocating the amount of vacant land within each planning region or priority area which would receive new residential designations. Specific locations which were identified "improved" (water and sewer lines, etc.) were given priority in assigning higher density residential designations more typical of urban use. Secondary priority was given to other areas also containing existing public services. In total, nine attributes were evaluated prior to designation of new residential uses.

The attributes were as follows:

1. Nondesignated sites or sites designated resource and free of physical hazard within close proximity of built-up areas.
2. Urban service availability
3. Public facility serviceability.
4. Concentric density pattern and existing zoning status.
5. Compatible surrounding uses.
6. Contiguous development enhancement.
7. Circulation and public access availability.
8. Existing and potential noise environment.
9. Property owner desired use of site.

Step XIX designated all remaining lands to an appropriate resource category.

By using information from various data base maps and applying the decision procedure (Figure 4), areas were defined on the General Plan planned land use maps that appeared suitable for development; conversely, areas were identified in which new development appeared to be inappropriate within the 20-year time spectrum of this plan.

As improvements in public service delivery systems are undertaken, such as the expansion of public water or wastewater treatment facilities, areas which at the time of General Plan preparation did not meet the criteria for intensive development may become highly suitable for new urban uses. The impacts of future public works improvements and extensions such as those mentioned above should be assessed, as they occur to determine whether any land designations on the General Plan maps require reevaluation.

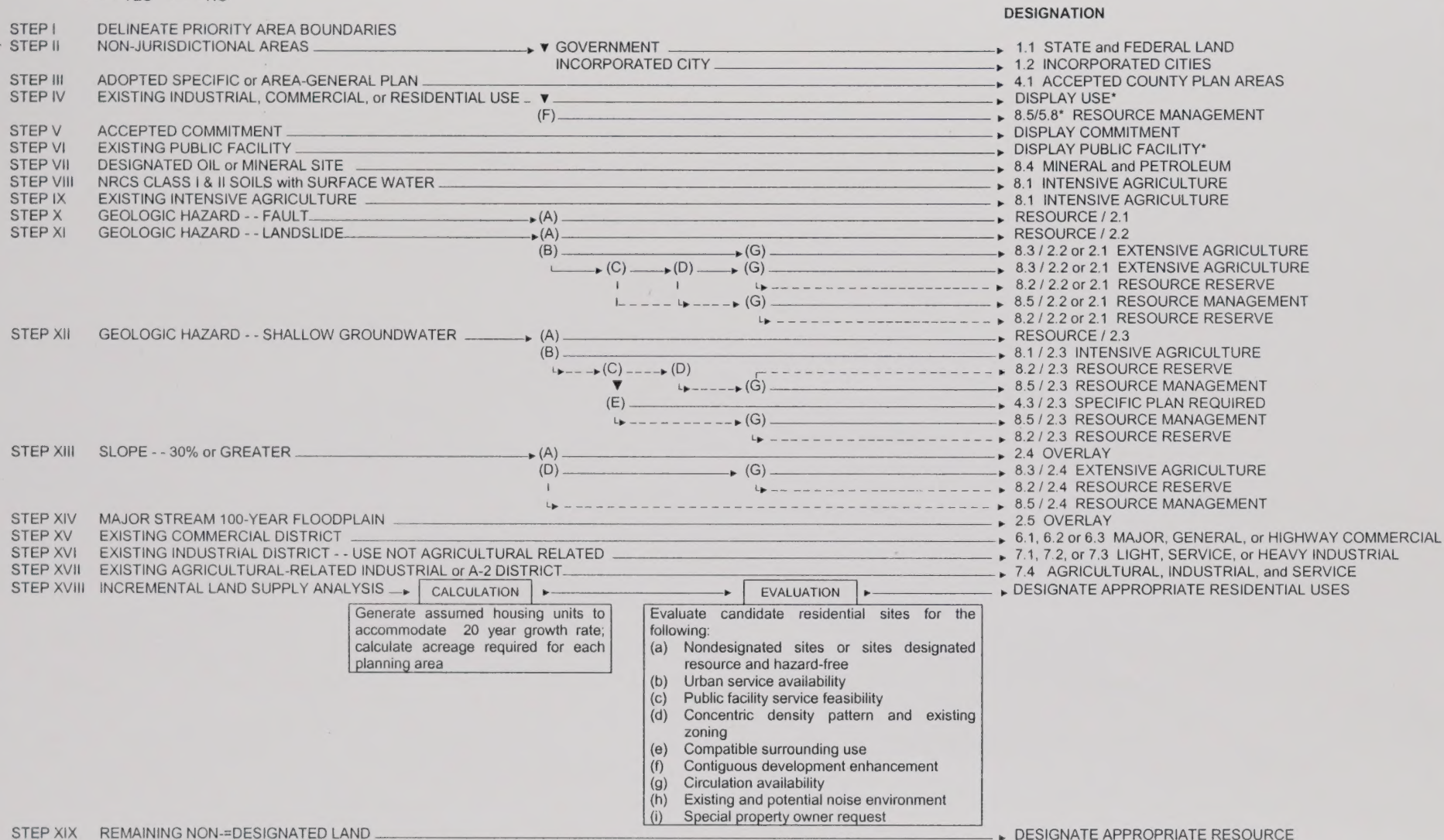
While the extent of new planned areas of urban and rural development shown on the General Plan may suggest that at least some new public facilities (particularly schools, parks, and recreations areas) will be required, no specific locations were selected.

However, the public service and facility goals and policies were used to select appropriate designations of future use in undeveloped areas lacking resource value and

not constrained by the presence of natural hazards. Consideration for urban residential designations was given to areas with existing improvements and public infrastructure, services and facilities, especially water and sewage treatment capacity.

GENERAL PLAN DECISION PROCEDURE

— YES ---- NO



CODE LEGEND

(A) EXISTING RESOURCE USE (B) NRCS CLASS, I, II, or III SOIL (C) PARCEL SIZE GREATER THAN 10 ACRES
 (D) NRCS RIVER BASIN SITE or RANGE VEGETATION PRODUCTIVITY GREATER THAN 1/2 TON PER ACRE PER YEAR
 (E) PUBLIC WATER & SEWER AVAILABLE (F) EXISTING 20-ACRE RESIDENTIAL USE SURROUNDED by RESOURCE
 (G) NOT WITHIN COUNTY WATER DISTRICT

NOTE: OVERLAY DESIGNATIONS
 COMBINE WITH ALL
 APPLICABLE AREA
 DESIGNATIONS

Section 1: Introduction
Section 2: Methodology
Section 3: Results
Section 4: Discussion
Section 5: Conclusion

Figure 1: A line graph showing the relationship between X and Y. The X-axis represents time in hours, and the Y-axis represents the rate of change. The graph shows a steady increase in the rate of change over time.

Time (hours)	Rate of Change
0	0
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10

Figure 2: A bar chart showing the distribution of data across different categories. The categories are labeled A, B, C, D, and E. The bars represent the frequency of each category.

Table 1: Summary of data collected during the experiment. The table lists the time intervals, the corresponding rates of change, and the total values for each parameter.

Table 2: Comparison of experimental results with theoretical predictions. The table shows the percentage difference between the two sets of data.

Table 3: Analysis of the error sources and their impact on the results. The table identifies the main factors contributing to the uncertainty in the measurements.

Table 4: Discussion of the implications of the findings for future research. The table outlines the key points for further investigation and the potential applications of the results.

Table 5: Summary of the conclusions drawn from the study. The table provides a concise overview of the main findings and the overall significance of the work.

Table 6: Acknowledgments and references. The table lists the individuals and organizations that supported the research, as well as the sources of information used in the study.

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